



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, DECEMBER 2, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Promotion Ceremony for a Police Lieutenant, Three Sergeants, and Three Corporals

3.B Employee of the Month for December

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — Final Reading — Proposed Ordinance #25-13 — Amending the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U): 4200 W Vine St. Rezoning - ZMA-25-0003

5. PUBLIC HEARINGS

5.A Public Hearing - Program Year 2024-2025 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)

5.B Public Hearing - Substantial Amendment (No. 2) to the City of Kissimmee Annual Action for Fiscal Year 2024-2025

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

7.A Approval of City Commission Minutes from the November 18, 2025, meeting

7.B Resolution to Accept Grant Funding Amendment No. 2 from Florida Department of Transportation for Parcel 8 Construction

7.C Fifth Addendum Lease Extension for Bilmar Avionics, Inc

7.D Apply for Urban and Community Forestry - Inflation Reduction Act Grant

7.E FY25 COPS Hiring Program Grant Acceptance

7.F 2025 Affordable Housing Advisory Committee (AHAC) Annual Report

7.G Community Development Block Grant FY2025 Federal Award Agreement

7.H Resolution Electing to "Opt-Out" of Providing the Live Local Act Property Tax Exemption Pursuant to Section 196.1978(3)(o), Florida Statutes

7.I Trade in Credit for SWAT Rifles and Ammunition

7.J Rescue Unit Purchases 2026

7.K Holiday Incentive Payment

7.L Resolution for Floodplain Management Plans

7.M Approval for the Advanced Purchase of a Brush Truck/High-Water Rescue Vehicle

7.N Authorization to Negotiate Construction Engineering Inspection Services

7.O Ratification of changes to the Collective Bargaining Agreements with the Florida State Lodge Fraternal Order of Police Inc. (FOP)

8. DISCUSSION ITEMS

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

Promotion Ceremony for a Police Lieutenant, Three Sergeants, and Three Corporals

Request

Swearing in and administering of oath for newly promoted Lieutenant, three Sergeants, and three Corporals.

Explanation

After completing the department's promotional process, the Chief of Police will swear in and administer the Oaths of Office for the following newly promoted members:

Lieutenant Lacey Santone
Sergeant Pascal Joseph
Sergeant Jean Paul Antepara
Sergeant Charlie Nieves
Corporal Jesus Cornier
Corporal Andres Gomez
Corporal Anthony Demery

These promotions reflect their dedication, leadership, and commitment to serving the community, and the ceremony will formally recognize their achievements.

Department: Police
Presenter: Charles Broadway

Attachment(s):

1. (S) Oath of Office



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, **Lacey Santone** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Lieutenant** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Lacey Santone who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, **Pascal Joseph** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Sergeant** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Pascal Joseph who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, **Charlie Nieves** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Sergeant** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Charlie Nieves who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, **Jean Paul Antepara** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Sergeant** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Jean Paul Antepara who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, **Jesus Cornier** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Corporal** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Jesus Cornier who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176
Charles L. Broadway



OATH OF OFFICE

I, **Andres Gomez** do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of **Corporal** of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Andres Gomez who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)



CITY OF KISSIMMEE POLICE DEPARTMENT

8 N. STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176

Charles L. Broadway



OATH OF OFFICE

I, Anthony Demery do solemnly swear (or affirm) that I will support, protect, and defend the constitution and government of the United States and of the state of Florida; that I am duly qualified to hold office under the constitution of the state; and that I will well and faithfully perform the duties of Corporal of the Kissimmee Police Department for which I am now about to enter so help me God.

Signature of Employee

___/___/___

Signature of Chief of Police

___/___/___

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me on this 2nd day of December 2025 by Anthony Demery who is (X) personally known () or produced _____ as identification.

Signature of Notary Public – State of Florida
Name of Notary (typed, printed or stamped)

ITEM 3.B

Employee of the Month for December

Request

Staff requests that the City Commission join the City Manager in recognizing Andres Gomez of the Kissimmee Police Department as the Employee of the Month for December.

Explanation

The City is pleased to announce that Detective Andres Gomez, from the Police Department, is the Employee of the Month for December.

Detective Gomez has been recognized for his exceptional perseverance and tireless work ethic. During a demanding work assignment conducted under extreme heat conditions, he displayed unwavering dedication, professionalism, and resilience. He consistently supported his team, offering encouragement and assistance whenever needed, while maintaining a positive and focused attitude.

Despite the challenging circumstances, he never showed frustration or negativity, instead serving as a steady example of commitment and teamwork. His conduct reflects the highest standards of reliability and perseverance. His diligent efforts and steadfast commitment reflect the highest standards of service. Detective Gomez continues to be a strong advocate for the Police Department, embodying integrity, teamwork, and an unwavering commitment to the community he serves.

The City is proud to recognize Detective Andres Gomez, for his outstanding work ethic and dedication to the City of Kissimmee.

Department: Human Resources & Risk Management

Presenter: Mike Steigerwald

Attachment(s):

None

ITEM 4.A

Public Hearing — Final Reading — Proposed Ordinance #25-13 — Amending the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U): 4200 W Vine St. Rezoning - ZMA-25-0003

Request

Request approval of a Zoning Map Amendment to change the Zoning Map designation from Vine Street West Mixed-Use Planned Unit Development (MUPUD) to Mixed-Use Urban Corridor (T5-U) on approximately 4.53 acres of land on Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000.

Explanation

This parcel is currently vacant. A Sonny's BBQ restaurant was constructed in 1984 on Parcel ID: 19-25-29-00U0-0116-0000 and was recently demolished. The parcel was zoned Highway Commercial (HC) before it was rezoned to the Vine Street West Mixed-Use Planned Unit Development (MUPUD) in 2017 by Ordinance 17-01. The MUPUD allows for mixed-use residential, commercial and office uses with specific intents to establish specific permanent parking standards to minimize under-utilized parking areas and to allow for diverse pedestrian connections to both the sidewalks along Vine and the City's multi-use trail.

This Zoning Map Amendment (ZMA) will provide consistency and compatibility with the parcel's Mixed-Use Vine Street Overlay District (MU-V) Future Land Use designations. The vision of this land use is focused on several community design and economic development goals. The Mixed-Use Urban Corridor Zoning is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan (Land Development Code Section 14-5-4(E)).

FINDINGS AND REASONS

Compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3, Vine Street Mixed-Use (MU-V), which is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and other community focal points. This vision is focused on several community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.

Compliance with Land Development Code Section 14-3-27, Zoning Map and Land Development Code Amendments, in regards to the submittal and review procedures and criteria to support an amendment.

Compliance with Land Development Code Section 14-5-4(E), the Mixed-Use Urban Corridor (T5-U) Zoning District which is intended to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan areas.

Recommendation

City of Kissimmee

Approve the Final Reading of Proposed Ordinance #25-13.

The Development Review Committee (DRC) recommended approval on September 2, 2025.

The Planning Advisory Board recommended approval by a vote of 4-0 on November 5, 2025

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ryan Altizer

Attachment(s):

1. ZMA-25-0003 Aerial Map
2. ZMA-25-0003 Vicinity Map
3. ZMA-25-0003 Site Data Table
4. (S) ZMA-25-0003 4200 W Vine Proposed Ord 25-13
5. ZMA-25-0003 CC Ad
6. ZMA-25-0003 DRC Comments
7. ZMA-25-0003 Supporting Documents

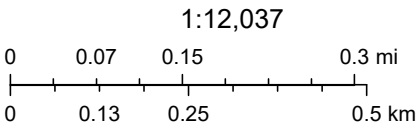
ZMA-25-0003
4200 W Vine St. Rezoning
Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000



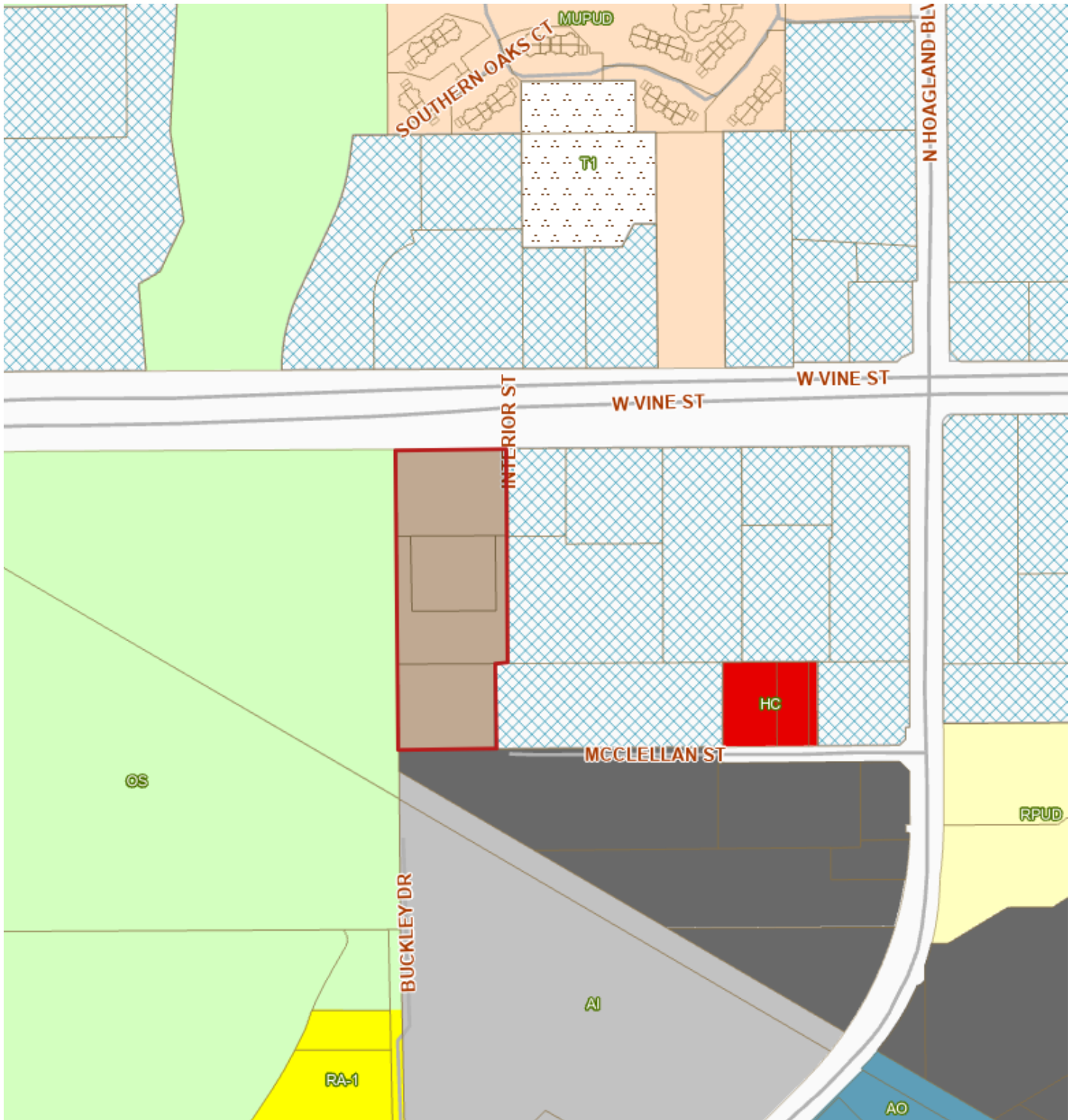
September 25, 2025

- Parcels
- Road Centerlines
- City Limits
- CITY
- COUNTY
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

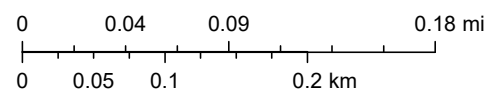


State of Florida



September 25, 2025

1:6,019



Legend

City Limits

Zoning District

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)

- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Multiple Family High Density Residential)

- RE (Residential Estate)
- RPB (Residential Professional Business)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- UT (Utilities)
- SD (Special District)
- T1 (Natural)
- T3 (Edge)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)

4200 W. Vine St Zoning Map Amendment, ZMA-25-0003
Parcel IDs #19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000
and 19-25-29-00U0-0120-0000; 4200 W. Vine St.

Site Data Tables

Site Data	
Size	+/- 4.53 acres
Future Land Use Designation	Mixed-Use Vine Street Overlay District (MU-V)
Proposed Future Land Use Designation	N/A
Zoning District Designation	Vine Street West MUPUD
Proposed Zoning District Designation	Mixed Use Urban Corridor (T5-U)
Existing Overlay District	N/A
Existing Use(s)	Vacant
Proposed Use(s)	Commercial and residential
Adjacent Land Use	
North	Mixed-Use Vine Street Overlay District (MU-V)
South	Industrial Business (IN)
East	Mixed-Use Vine Street Overlay District (MU-V)
West	Recreation (REC)
Adjacent Zoning	
North	Mixed Use Urban Corridor (T5-U)
South	Industrial Business (IB)
East	Mixed Use Urban Corridor (T5-U)
West	Open Space (OS)
Zoning History	This parcel had a zoning of Highway Commercial (HC) before it was rezoned to the Vine Street West MUPUD in 2017 by Ordinance 17-01.
Past/Current Project Tracking	N/A

Comprehensive Plan Summary	
Policy 1.2.9.3, Mixed- Use – Vine Street Overlay District: The Vine Street Mixed-Use (MU-V) is designated on the Future Land Use Map, and is intended to transform existing strip-style, highway commercial development into a connected series of mixed-use, urban scale neighborhoods and villages connected to downtown and other community focal points. This vision is predicated on implementing the City’s adopted multimodal transportation strategy, which for the Vine Street Corridor Community Redevelopment Agency Area promotes community design and economic development goals. The maximum development density and intensity that may be applied at the project level shall be 40 du/ac and up to 6.0 FAR, and shall be implemented through the adopted Vine Street Community Redevelopment Agency Master Plan.	
Potential Zoning Districts	Commercial and Light Industrial Districts: HC and IB
	Form-based Districts: T4-O, T5-U, T5-M and SD
	Planned Unit Development District – MUPUD, RPUD, SRPUD, PUD

Zoning District Standards District Summary

Land Development Code Section 14-5-4(E), T5-U, Mixed-Use Urban Corridor. This zone is primarily located along Vine Street. The purpose of this zone is to promote transit-oriented design, encourage infill development with a mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, foster a relationship between new development and transit stop locations, and implement the Vine Street Community Redevelopment Area (CRA) master plan.

Comprehensive Plan Future Land Use & Zoning Comparisons

	<i>Existing Future Land Use & Zoning</i>	<i>Requested Future Land Use & Zoning</i>
Uses	Mixed-Use Vine Street Overlay District (MU-V)	Mixed-Use Vine Street Overlay District (MU-V)
	Vine Street West MUPUD	Mixed Use Urban Corridor (T5-U)
		Residential and Commercial

Public Facilities Analysis

Transportation	
Adjacent street	Interior Street
Street Quality of Service (QOS)	N/A – Compliance
Sanitary Sewer	
Is volume less than 98% capacity?	N/A – Compliance
Potable Water	
Is volume less than 98% capacity?	N/A – Compliance
Is water pressure at least 40lbs per square inch?	N/A – Compliance
Solid Waste	
Is volume less than 5.1lbs per person per calendar day?	N/A – Compliance
Recreation	
Is active recreation area at least 2 acres per 1,000 population?	N/A – Compliance
Is urban open space area at least 2 acres per 1,000 population?	N/A – Compliance
Is total recreation area at least 4 acres per 1,000 population?	N/A – Compliance
Drainage	
Is off-site discharge; runoff velocities; roadway drainage;	N/A- Compliance

pavement; retention; and flood storage LOS standards met?	
--	--

PROPOSED ORDINANCE NO. 25-13
ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 3110
KNOWN AS THE CITY OF KISSIMMEE LAND
DEVELOPMENT CODE, REZONING THE PROPERTY
HEREINAFTER DESCRIBED, REPEALING ALL
ORDINANCES IN CONFLICT HERewith AND
PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COMMISSION THAT ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

WHEREAS, the subject proposal incorporates four (4) parcels generally located at or near, 4200 W Vine St within the City of Kissimmee, Florida, containing approximately 4.53 acres of land; and

WHEREAS, the subject properties, are presently designated as (Mixed Use Planned Urban Development) Vine Street West MUPUD with a Future Land Use of (MU-V) Mixed-Use Vine Street Overlay District; and

WHEREAS, the proposed zoning map amendment (rezoning) is in compliance with Comprehensive Plan Future Land Use Policy 1.2.9.3; and

WHEREAS, the proposed rezoning is consistent with the City's Comprehensive Land Development Plan, and is generally consistent with the purpose and intent of the Land Development Code; and

WHEREAS, the proposed rezoning amendment is compatible with adjacent zoning districts and promotes the public health, safety and welfare as required by the City Code 14-3-27.C; and

WHEREAS, the Planning Advisory Board, sitting as the Local Planning Agency as required by Fla. Stat. § 163.3147, reviewed the application at its November 5, 2025, after proper notice and hearing.

SECTION 1. Ordinance No. 3110, known as the City of Kissimmee Land Development Code, is hereby amended so as to rezone the following described properties to-wit:

FROM: Vine Street West MUPUD (Mixed Use Planned Urban Development) – City

TO: T5-U (Mixed Use Urban Corridor) – City

The subject properties are located at: Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000.

Legal Descriptions:

BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.369 acres, more or less

COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

0.923 acres, more or less

W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.07 acres, more or less

W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

1.167 acres, more or less.

A map of the area is included with this ordinance.

SECTION 2. Upon the effective date of this ordinance, the City Manager shall promptly cause the rezoning as provided in Section 1 herein to be entered onto the official zoning map of the City of Kissimmee.

SECTION 3. Except as hereby amended said City of Kissimmee Land Development Code Ordinance No. 3109 as heretofore amended shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect 10 days after its passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee, this 2 day of December, 2025.

Mayor - Commissioner

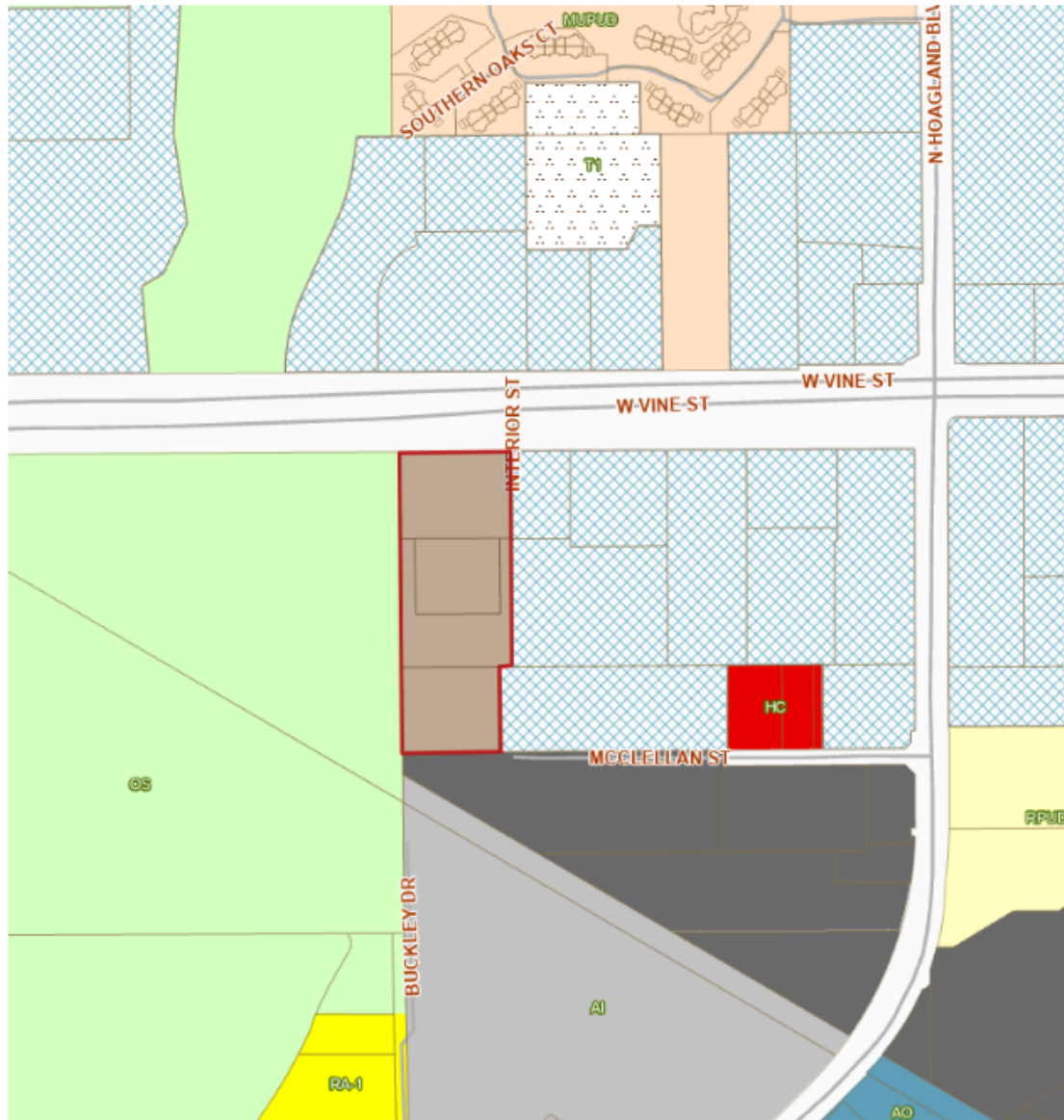
ATTEST:

City Clerk

Approved as to form and legality:

City Attorney

ZMA-25-0003
4200 W Vine St. Rezoning
Parcel IDs: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and
19-25-29-00U0-0120-0000

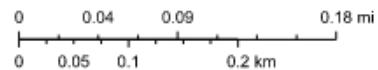


September 25, 2025

Legend

City Limits	I1 (Industrial Business)	HC (Residential Estate)
Zoning District	NH1 (Mobile Home 5,000 sqft)	RPS (Residential Professional Business)
AC (Agricultural Conservation)	NHP (Mobile Home Park)	RPUD (Residential Planned Unit Development)
AI (Airport Industrial)	MUPUD (Mixed Use Planned Unit Development)	SRPUD (Short Term Rental Planned Unit Development)
AO (Airport Operations)	OS (Open Space)	LT (Lifestyle)
B-1 (Neighborhood Commercial)	RA-1 (Single Family Residential)	SD (Special District)
B-2 (General Commercial)	RA-2 (Single Family Residential)	T1 (Mixed)
B-3 (Office Commercial)	RA-3 (Single Family Residential)	T2 (Single)
BP (Business Park)	RA-4 (Single Family Residential)	T4-O (Neighborhood Office)
CF (Community Facility)	RD-1 (Medium Density Residential)	T4-R (Neighborhood Residential)
HC (Hospitality Commercial)	RD-2 (Medium Density Residential - Office)	T5-H (Mixed-Use Center)
HF (Hospital Facility)	RC-1 (Multiple Family Medium Density Residential)	T5-U (Mixed-Use Urban Core)
	RC-2 (Multiple Family High Density Residential)	T6 (Waterfront)

1:6,019



Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

Bill To:

City of Kissimmee Planning Services - CU80085212
101 Church St, Ste 110
Kissimmee, FL, 34741

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Nov 19, 2025.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

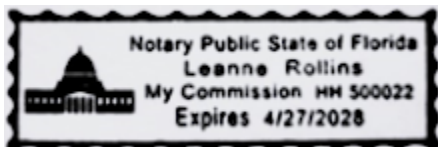
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 20 day of November, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7897216



Haley Robson, center, a victim of Jeffrey Epstein, stands by Rep. Marjorie Taylor Greene, right, Tuesday. **DANIEL HEUER/GETTY-AFP**

Epstein

from Page 1

to fight. And they did it by banding together and never giving up,” said Rep. Marjorie Taylor Greene as she stood with some of the abuse survivors outside the Capitol Tuesday morning.

“That’s what we did by fighting so hard against the most powerful people in the world, even the president of the United States, in order to make this vote happen today,” added Greene, a Georgia Republican.

In the end, only one lawmaker in Congress opposed the bill. Rep. Clay Higgins, a Louisiana Republican who is a fervent supporter of Trump, was the only “nay” vote in the House’s 427-1 tally. He said he worried the legislation could lead to the release of information on innocent people mentioned in the federal investigation.

The bill forces the release within 30 days of all files and communications related to Epstein, as well as any information about the investigation into his death in federal prison. It would allow the Justice Department to redact information about Epstein’s victims or continuing federal investigations, but not information due to “embarrassment, reputational harm, or political sensitivity.”

Even before the bill’s passage Tuesday, thousands of pages of emails and other documents from Epstein’s estate had been released from an investigation

by the House Oversight Committee.

Those documents show Epstein’s connections to global leaders, Wall Street powerbrokers, influential political figures and Trump himself. In Britain, King Charles III stripped his disgraced brother Prince Andrew of his remaining titles and evicted him from his royal residence after pressure to act over his relationship with Epstein.

Trump has said he cut ties with Epstein years ago, but tried for months to move past the demands for disclosure.

Still, many in the Republican base continued to demand the release of the files. Adding to that pressure, survivors of Epstein’s abuse rallied outside the Capitol Tuesday morning. Bundled in jackets against the chill and holding photos of themselves as teenagers, they recounted their stories of abuse.

“We are exhausted from surviving the trauma and then surviving the politics that swirl around it,” said one of the survivors.

Another, Jena-Lisa Jones, said she had voted for Trump and had a message for the president: “I beg you Donald Trump, please stop making this political.”

The group of women also met with Johnson and rallied outside the Capitol in September, but have had to wait months for the vote.

That’s because Johnson kept the House closed for legislative business for nearly two months and refused to swear-in Demo-

cratic Rep. Adelita Grijalva of Arizona during the government shutdown. After winning a special election on Sept. 23, Grijalva had pledged to provide the crucial 218th vote to the petition for the Epstein files bill. But only after she was sworn into office last week could she sign her name to the discharge petition to give it majority support in the 435-member House.

It quickly became obvious the bill would pass, and both Johnson and Trump began to fold. Trump on Sunday said Republicans should vote for the bill.

Yet Greene told reporters that Trump’s decision to fight the bill had betrayed his Make America Great Again political movement.

“Watching this turn into a fight has ripped MAGA apart” she said.

Rather than waiting until next week for the discharge position to officially take effect, Johnson held the vote under a procedure that requires a two-thirds majority.

But he also spent a morning news conference listing problems that he sees with the legislation. He argued that the bill could have unintended consequences by disclosing parts of federal investigations that are usually kept private, including information on victims.

“This is a raw and obvious political exercise,” Johnson said.

Still, he voted for the bill. “None of us want to go on record and in any way be accused of not being for maximum transparency,” he explained.

NOTICE OF PUBLIC HEARING CITY COMMISSION

The City Commission will consider a request to amend the Official Zoning Map referenced in Ordinance No. 3110 known as the Land Development Code of the City of Kissimmee rezoning the property hereinafter described as follows:

FROM: Vine Street West MUPUD (Mixed Use Planned Urban Development) – City

T0: T5-U (Mixed Use Urban Corridor) – City

The subject property is located at **4200 W Vine St Parcel ID: 19-25-29-00U0-0116-0000, 19-25-29-00U0-0115-0000, 19-25-29-00U0-0110-0000 and 19-25-29-00U0-0120-0000**

Legal Descriptions:

BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.369 acres, more or less

COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

0.923 acres, more or less

W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

1.07 acres, more or less

W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

1.167 acres, more or less

PROPOSED ORDINANCE #25-13: AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

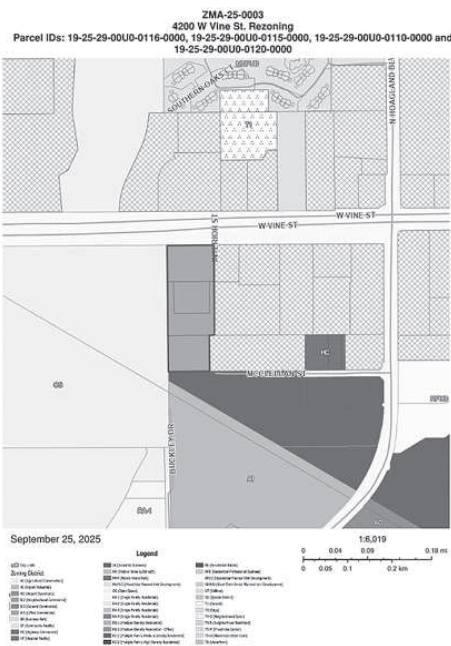
The City Commission will hold a Public Hearing on **Tuesday, December 2, 2025** at 6:00 p.m. in the Commission Chambers of City Hall, 101 Church Street, Kissimmee, Florida, and will consider the adoption of an Ordinance to rezone the above described property following the public hearing.

A copy of the proposed Ordinance may be inspected in the office of the Development Services Department at City Hall, 101 Church Street. All interested parties may appear and be heard on the above date. Written opinion will be received until 5:30 p.m., **Tuesday, December 2, 2025**. Any questions may be directed to the Development Services Department at (407) 518-2140 or planning@kissimmee.gov.

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or meeting may be heard by participating in person.

**Reference # ZMA-25-0003
4200 W Vine St. Zoning**

**CITY COMMISSION
KISSIMMEE, FLORIDA**



In accordance with [Florida Statutes](#) 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with [Florida Statutes](#) 286.0105: Any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

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THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGOV & BLUEBEAM

**ADDRESS: 4200 W Vine St
PERMIT NUMBER: ZMA-25-0003
PROJECT NAME: 4200 W Vine Zoning Map Amendment
REVIEW VERSION NUMBER: V.1**

DATE: 6/25/2025

**Review Status:
APPROVED WITH CONDITIONS.**

PLANNING DIVISION - Ryan Altizer - 407.518.2107 – Ryan.Altizer@kissimmee.gov

Comments/Conditions:

1. For the 3-story bonus, please ensure to read the entirety of Land Development Code Section 14-5-13 for the Development bonuses that can be granted.
2. The proposed use of Mixed-Use Urban Corridor, T5-U, is compatible with the existing Mixed-Use: Vine, MU-V, Future Land Use.
3. A Final Plat to combine the 4 parcels into one is suggested to ensure the adequate access to all parcels as well as to maximize the improvements to the site.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forth coming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



THE FOLLOWING SHALL BE USED AS AN ADDENDUM TO ANY PLAN, FILE, OR OTHER DOCUMENT REVIEWED IN ENERGОВ & BLUEBEAM

**ADDRESS: 4200 W Vine St
PLAN (DRC) NUMBER: ZMA-25-0003**

DATE: 6/8/2025

**Review Status:
APPROVED WITH CONDITIONS.**

AVIATION - Ramon Senorans - 407.518.2546 - Ramon.Senorans@kissimmee.gov

Comments/Conditions (if applicable):

1. The lots are within 0.5 NM of the approach for Runway 15 and departure end of Runway 33. Any future development will be subject to noise from arriving and departing aircraft, and this should be considered when deciding the conditional use.
2. There may be height restrictions that will be determined by the FAA to mitigate hazards to aircraft operations and signal interference.

If you have any questions regarding the comments/conditions above, please use the contact information provided.

Please login to the Citizen Self Service portal at www.kissimmee.gov.energov to upload a response to comments.

Additional comments may be forthcoming as a result of revisions to the plans, any new changes in the information provided, future plan review up to plan approval and permitting and/or with submittal of supporting documentation. When submitting, please provide a response to comments outlining where and how the comments have been addressed.



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0110-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: W 275 FT OF S 539.34 FT OF N 673.05 FT OF NW 1/4 OF NE 1/4 LESS: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB AND LESS COM INT OF W/L OF NE 1/4 & S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

Land (Total Records: 1) Total Acres: 1.069

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	46565.64	0	\$791,616

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$791,600	\$0	\$0	\$791,600	\$791,600	\$0	\$791,600

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$791,600	\$0	\$0	\$791,600	\$791,600	\$0	\$791,600

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$720,800	\$0	\$0	\$720,800	\$110	\$0	\$110
2022	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2021	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED

2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	CORRECTIVE DEED
2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES	IMPROVED	WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	IMPROVED	WARRANTY DEED
1988-07-01	\$0	0883-2364	COLE EDWIN H	SCHILLINGER LEE H	IMPROVED	SPECIAL WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED
1947-11-24	\$0	0124-0382	USA	CITY OF KISSIMMEE	IMPROVED	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM										

TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0070	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 OLD DIXIE HWY 152529543000010080	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
									DORIS J COOPER LIVING	

0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
0 LAUREL AVE 112728000000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED

0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GPK SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION	TEAKWOOD FLORIDA LLC	SPECIAL	

092528368600010010								LLC		WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED
082631067900010070										
0 E IRLO BRONSON MEMORIAL HWY	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INNVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
302530000000180000										
114 W LAKE ST	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED
222529201000030019										

Buildings (Total Records: 0)

No Records To Display.

Extra Features

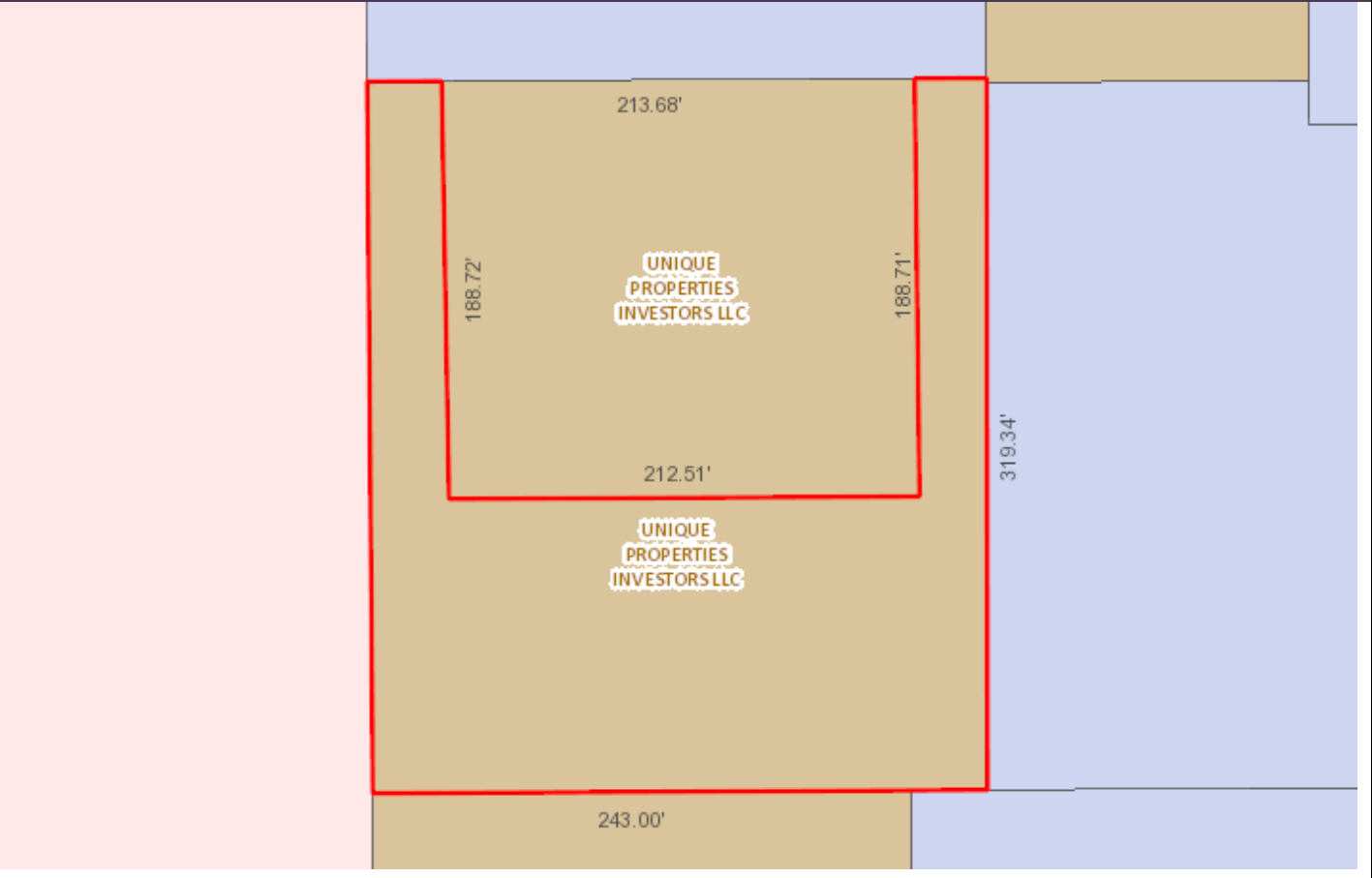
No Records To Display.

School Info

Category	Description
ELEMENTARY SCHOOLS	PLEASANT HILL ELEMENTARY
MIDDLE SCHOOLS	KISSIMMEE MIDDLE
HIGH SCHOOLS	LIBERTY HIGH

TPP Info

No Records To Display.





Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0115-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: COM NW COR OF NE 1/4, S 133.71 FT TO S R/W US-192, CONT S 211.27 FT, E 30 FT TO POB; CONT E 213.68 FT, S 188.71 FT, W 212.51 FT, N 188.72 FT TO POB

Land (Total Records: 1) Total Acres: 0.923

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	40205.8789	0	\$410,100

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$410,100	\$0	\$0	\$410,100	\$410,100	\$0	\$410,100

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$410,100	\$0	\$0	\$410,100	\$410,100	\$0	\$410,100

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$373,400	\$0	\$0	\$373,400	\$313,753	\$0	\$313,753
2022	\$311,200	\$0	\$0	\$311,200	\$285,230	\$0	\$285,230
2021	\$259,300	\$0	\$0	\$259,300	\$259,300	\$0	\$259,300

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$0	6433-0205	TRUST NO TEN VINE STREET LLC	PAPA KENNETH J	VACANT	CORRECTIVE DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED

2015-08-05	\$25,000	4821-1316	STATE OF FLA DOT	TRUST NO TEN VINE STREET LLC	VACANT	QUIT CLAIM DEED
1998-07-29	\$0	1525-1712	E H C ENTERPRISES INC	STATE OF FLA DOT	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED

0526294510000B0070											
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED	
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED	
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED	
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED	
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED	
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED	
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED	
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED	
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED	
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED	
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 OLD DIXIE HWY 152529543000010080	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED	
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED	
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED	
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED	
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED	
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT	
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT	
0 LAUREL AVE 112728000000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED	
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED	
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED	

0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	OWNER LLC CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED

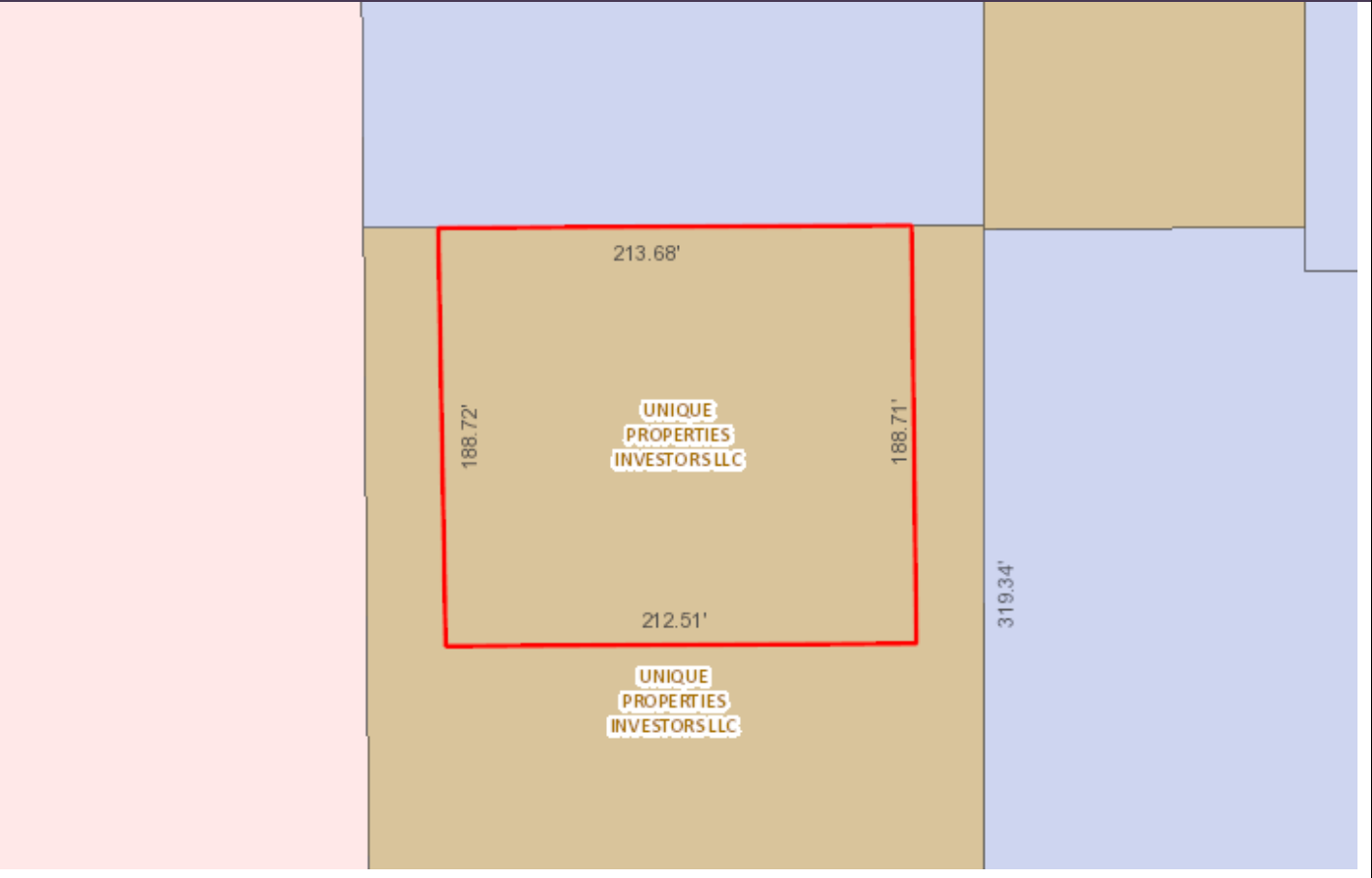
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GPK SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 092528368600010010	2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION LLC	TEAKWOOD FLORIDA LLC	SPECIAL WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY 082631067900010070	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 302530000000180000	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INNVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
114 W LAKE ST 222529201000030019	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED

Buildings (Total Records: 0)
No Records To Display.

Extra Features
No Records To Display.

School Info	
Category	Description
ELEMENTARY SCHOOLS	PLEASANT HILL ELEMENTARY
MIDDLE SCHOOLS	KISSIMMEE MIDDLE
HIGH SCHOOLS	LIBERTY HIGH

TPP Info
No Records To Display.





Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0116-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 4200 W VINE ST KISSIMMEE FL 34741
Primary Use: RESTAURANT/CAFE-IMP (Code: 2111)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: BEG AT INT W/L OF NE 1/4 AND S R/W HWY 192, E 275 FT, S 218 FT, W 275 FT, N 218 FT TO POB

Land (Total Records: 1) Total Acres: 1.369

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	59241.6016	0	\$1,007,107

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$1,007,100	\$177,200	\$35,300	\$1,219,600	\$1,219,600	\$0	\$1,219,600

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$1,007,100	\$191,100	\$35,300	\$1,233,500	\$1,233,500	\$0	\$1,233,500

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$917,100	\$145,256	\$35,300	\$1,097,656	\$850,025	\$0	\$850,025
2022	\$764,200	\$78,625	\$35,300	\$878,125	\$772,750	\$0	\$772,750
2021	\$445,800	\$221,300	\$35,400	\$702,500	\$702,500	\$0	\$702,500

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED
2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	IMPROVED	CORRECTIVE DEED

2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	IMPROVED	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES INC	IMPROVED	WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	IMPROVED	WARRANTY DEED
1988-07-01	\$0	0883-2364	SHILLINGER LEE H	COLE EDWIN H	IMPROVED	SPECIAL WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 6)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
1148 E DONEGAN AVE 152529299100010050	2024-04-30	\$475,000	6592-2646	0	0	N	2400	COLLADOS'S ENTERPRISES LLC	CDCT HOLDINGS LLC	WARRANTY DEED
3628 W VINE ST 2025292070000A0150	2024-05-29	\$1,050,000	6609-0240	0	0	N	2288	J P Q RENTAL LLC	3628 D & H & FAMILY LLC	WARRANTY DEED
1108 10TH ST 012630000101280040	2024-10-23	\$380,000	6685-0001	0	0	N	650	PHYRE BREWERY & TAVERN LLC	SAINT CLOUD SOCIAL HOUSE LLC	WARRANTY DEED
2912 13TH ST 032630072500014725	2024-07-16	\$100	6633-2260	0	0	N	6382	YEASEL FRANK E	YEASEL FRANK E & YEASEL BARBARA E	QUIT CLAIM DEED
3195 13TH ST 032630072500015010	2024-06-25	\$625,000	6626-0053	0	0	N	3085	KISSIMMEE MAIN STREET REALTY LLC	SEVEN LOCKS HOLDINGS LLC	WARRANTY DEED
30 S CANOE CREEK RD 173033379000010130	2024-12-03	\$100	6706-1161	0	0	N	1728	JOYNES THOMAS LEE	JOYNES THOMAS PAUL	QUIT CLAIM DEED

Buildings Information										
Building - 1										
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall	
RESTAURANT/LOUNGE - FRANCHISE	1984	\$177,184	5,777	5,167	-	-	-	WOOD FRAME/TRUSS	CONCRETE BLOCK SIDING AVERAGE	
Sub Areas - 1										
Code	Description							Year	Area	
BAS	BASE AREA							1984	5,167	
UTF	UTILITY FINISHED							1984	165	
OPF	OPEN PORCH FINISHED							1984	60	
OPF	OPEN PORCH FINISHED							1984	55	
OPF	OPEN PORCH FINISHED							1984	330	

Extra Features				
Description	Built Year	Units	Assessed Value	
COMMERCIAL-FIREPLACE-PREFABRICATED	1984	1	\$300	
COMMERCIAL-ASPHALT PAVEMENT	1984	3416	\$2,000	
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	1984	95	\$32,700	
COMMERCIAL-CONCRETE PAVEMENT	1984	286	\$300	

School Info	
Category	Description
ELEMENTARY SCHOOLS	PLEASANT HILL ELEMENTARY

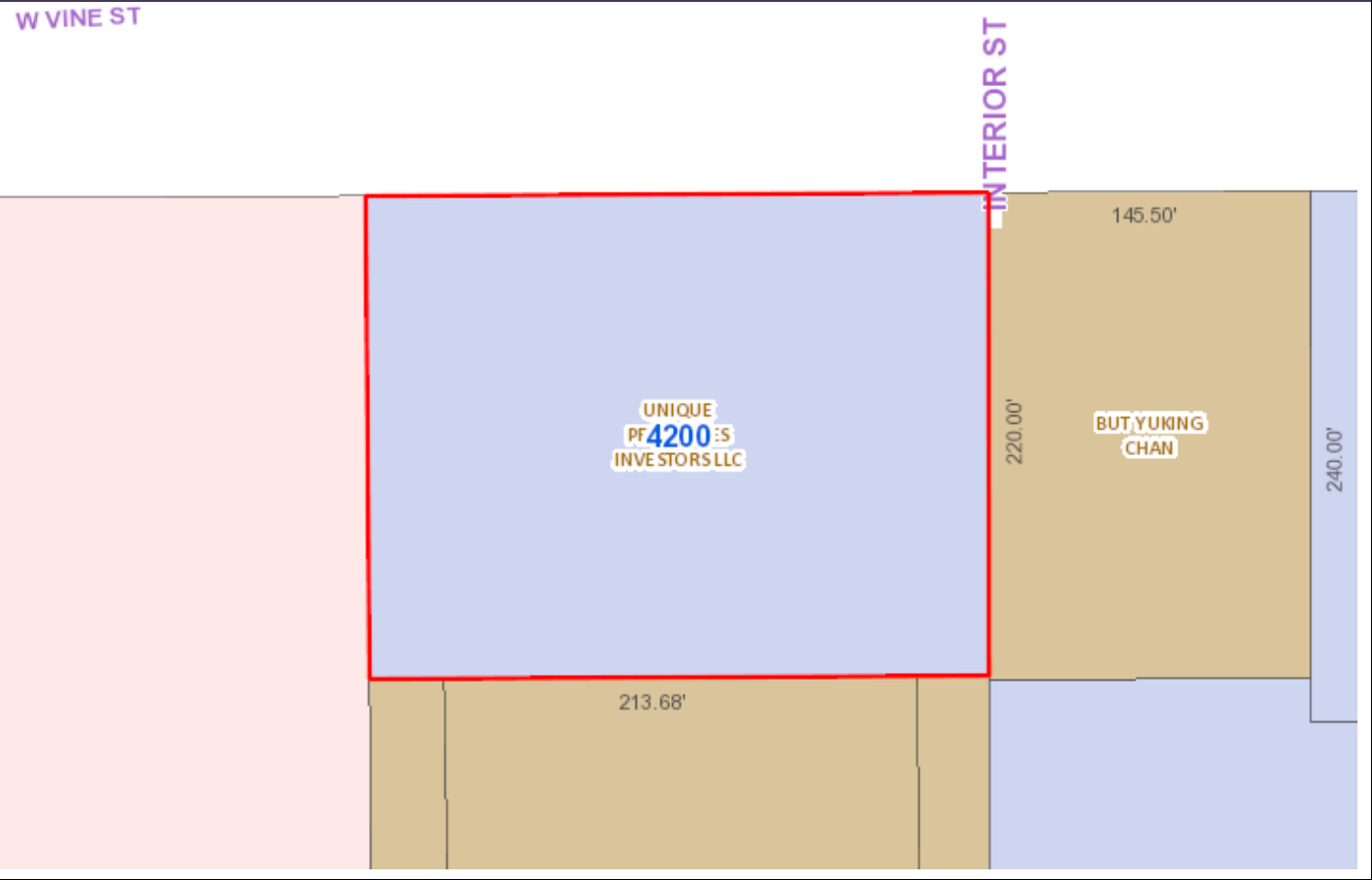
MIDDLE SCHOOLS	KISSIMMEE MIDDLE
HIGH SCHOOLS	LIBERTY HIGH

TPP Info				
TPP Account	Business Name	Business Address	Market Value	Taxable Value
074927	UNIQUE PROPERTIES INVESTORS LLC	4200 W VINE ST KISSIMMEE, FL 34741	\$0	\$0

A photograph of a single-story building with a red roof and orange-brown siding. The building features a brick chimney, a small white cupola, and graffiti on the walls. A large patch of tall grass is in the foreground, and a parking lot is visible to the right. The date '09/18/2024' is printed in the bottom right corner.

The diagram shows a floor plan with the following features:

- Rooms and Corridors:**
 - OPF 1260:** Located at the top left, with dimensions 5, 12, 5, 12, 6, 5.
 - OPF 1330:** Located at the bottom left, with dimensions 5, 11, 5, 13, 5.
 - OPF 330:** Located at the bottom right, with dimensions 5, 11, 5, 16, 11, 5.
 - UTF 165:** Located at the top right, with dimensions 11, 11, 15, 15, 11.
 - BAS 5167:** A large central hall with dimensions 43, 38, 26, 55, 50, 5.
- Dimensions:**
 - Top horizontal wall: 26, 6, 11, 11, 15, 60.
 - Left vertical wall: 43, 26.
 - Right vertical wall: 38, 5.
 - Bottom horizontal wall: 27, 16, 11, 5.
 - Internal dimensions: 5, 12, 5, 11, 15, 55, 50, 5.





Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 19-25-29-00U0-0120-0000
Owner(S): UNIQUE PROPERTIES INVESTORS LLC
Mailing Address: 7367 CANANIA LOOP CLERMONT FL 34714
Property Address: 0 W VINE ST KISSIMMEE FL 34741
Primary Use: VACANT COMMERCIAL (Code: 1001)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: W 243 FT OF N 214.05 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4

Land (Total Records: 1) Total Acres: 1.167

Land	Units	Unit Type	Depth	Value
SUBMERGED LAND	AC	1.167	0	\$117

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/24/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2022	\$100	\$0	\$0	\$100	\$100	\$0	\$100
2021	\$100	\$0	\$0	\$100	\$100	\$0	\$100

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-06-26	\$100	6433-0217	TAMAYO JUAN ESTEBAN	UNIQUE PROPERTIES INVESTORS LLC	VACANT	QUIT CLAIM DEED
2023-06-26	\$1,500,000	6433-0212	4200 WEST VINE LLC	TAMAYO JUAN ESTEBAN	VACANT	WARRANTY DEED
2023-06-23	\$0	6433-0207	PAPA KENNETH J	4200 WEST VINE LLC	IMPROVED	CORRECTIVE DEED
2020-03-09	\$100	5688-2153	PAPA KENNETH J	4200 WEST VINE LLC	VACANT	WARRANTY DEED
2020-02-12	\$1,175,000	5691-0494	TRUST NO TEN C/O ACKLEY RAJIA N TR	PAPA KENNETH J	VACANT	SPECIAL WARRANTY DEED
2005-08-01	\$0	3742-0055	EHC ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	CORRECTIVE DEED

2005-08-01	\$750,000	2879-1143	E H C ENTERPRISES INC	TRUST NO TEN C/O ACKLEY RAJIA N TR	VACANT	WARRANTY DEED
1991-10-29	\$65,900	1037-1479	COLE EDWIN H	E H C ENTERPRISES	VACANT	WARRANTY DEED
1988-07-08	\$0	0883-2364	SCHILLINGER LEE H TRUSTEE	COLE EDWIN H	VACANT	SPECIAL WARRANTY DEED
1988-07-08	\$903,000	0883-2362	FJW ENTERPRISES INC	SCHILLINGER LEE H TR	VACANT	WARRANTY DEED
1984-08-31	\$445,000	0755-2712	WALSAM DEVELOPEMENT CO	FJW ENTERPRISES INC	VACANT	WARRANTY DEED
1976-07-12	\$100,000	0336-0590	SLOMOVITZ SAM (H) & SLOMOVITZ EDYTH J (W)	WALSAM DEVELOPMENT CO	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 94)										
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code
0 COMMERCE CENTER DR 042630005200010010	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 N THACKER AVE 172529200900010010	2024-10-30	\$800,000	6689-2437	0	0	N	Null	EIGHT & FIRST LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
0 CELEBRATION PL 072528280900010082	2024-06-05	\$30,000	6614-0516	0	0	N	Null	OSCEOLA COUNTY	CREATION DEVELOPMENT FOUNDATION INC	QUIT CLAIM DEED
0 OSCEOLA POLK LINE RD 062628000000750000	2024-08-28	\$0	6678-1172	0	0	N	Null	OPLR LLC	STATE OF FLA DOT	WARRANTY DEED
4170 S ORANGE BLOSSOM TRL 052629451000010050	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$335,000	6628-1340	0	0	N	Null	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	PROOF CHURCH INTERNATIONAL INC	WARRANTY DEED
0 W OSCEOLA PKWY 0325294575000101A0	2024-08-23	\$250,000	6655-1040	0	0	N	Null	OC-IB II PROPERTY OWNER LLC	GREENEWAY CHURCH INVESTMENT GROUP LLC	SPECIAL WARRANTY DEED
0 VERMONT AVE 012630000102120170	2024-06-25	\$100	6630-0435	0	0	N	Null	RDR INVESTMENTS LLC	192 VERMONT HOLDINGS LLC	SPECIAL WARRANTY DEED
0 POLYNESIAN ISLE BLVD 032528000000720000	2025-02-25	\$4,100	6745-0169	0	0	N	Null	CLERK OF COURT	MAQ GROUP	TAX DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$235,000	6688-2406	0	0	N	Null	FIRST CLASS PROPERTY GROUP LLC	BSN PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0110	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 3525273160000C0010	2024-05-01	\$3,613,500	6593-2363	0	0	N	Null	VCG OPL TIC II LLC & VCG OPL LLC	REUNION OWNER LLC	SPECIAL WARRANTY DEED
0 OSCEOLA POLK LINE RD 062628000000710000	2024-10-29	\$0	6689-1026	0	0	N	Null	OPLR LLC	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$155,000	6686-2936	0	0	N	Null	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	FIRST CLASS PROPERTY GROUP LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0090	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 OLD CANOE CREEK										

RD 042630005200010020	2024-07-01	\$1,245,000	6628-1003	0	0	N	Null	NEPHROLOGY LAND ASSOCIATES LLC	CANOE CREEK INDUSTRIAL LLC	WARRANTY DEED
0 FORMOSA BLVD 0325273205000100E5	2024-09-06	\$2,500,000	6662-0442	0	0	N	Null	LAND TRUST AGREEMENT & CHEN GEORGE TR	SEA 206 LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000B0070	2024-09-25	\$625,000	6672-2483	0	0	N	Null	LINSCOTT PLUMBING SERVICES INC	SOUTH BLOSSOM TRAIL SELF STORAGE LLC	SPECIAL WARRANTY DEED
0 CORPORATE CENTER PKWY 032529456600010030	2024-09-18	\$2,000,000	6668-0497	0	0	N	Null	OC-IB TOD PROPERTY OWNER LLC	ORLANDO HEALTH INC	SPECIAL WARRANTY DEED
0 N ORANGE BLOSSOM TRL 032529533900010020	2024-05-16	\$100	6602-0808	0	0	N	Null	SPIRIT REALTY LP	OC-IB HEADQUARTERS PROPERTY OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 0425285521000100B0	2024-03-25	\$0	6576-2229	0	0	N	Null	XENEL INTERNATIONAL INC	USAXENTURY CITY PROPERTY OWNERS ASSOC INC	QUIT CLAIM DEED
0 TOWNE CENTER DR 0727294887000100A0	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0020	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010021	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 TOWNE CENTER DR 072729488700010020	2024-06-10	\$3,437,500	6617-0289	0	0	N	Null	HANNAHRW LLC	TOUCHSTAR MIDCITY LLC	SPECIAL WARRANTY DEED
0 CELEBRATION BLVD 0725282837TRAC0010	2025-03-05	\$19,488,900	6752-0727	0	0	N	Null	CELEBRATION ADVANCE LLC	1390 CELEBRATION OWNER LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 KANSAS AVE 1525291269000100D0	2025-01-17	\$7,000,000	6729-1550	0	0	N	Null	SILVERTHORN WD LLC	DAMON AVE LLC	SPECIAL WARRANTY DEED
0 W VINE ST 17252900U000150000	2024-10-30	\$13,000,000	6689-2239	0	0	N	Null	CAMACHO VENTURES LLC	CITY OF KISSIMMEE	SPECIAL WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-03-07	\$10	6752-0397	0	0	N	Null	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	WOODEN BRIDGE CONSTRUCTION LLC	SPECIAL WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010022	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 W MONUMENT AVE 222529217000100010	2024-04-30	\$590,000	6596-1286	0	0	N	Null	SPRINKLE PROPERTIES LLC	YESS ASSOCIATES LLC	WARRANTY DEED
0 W VINE ST 2225291360000B0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 OLD DIXIE HWY 152529543000010080	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 UNION ST 2225291360000H0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 CROSS PRAIRIE PKWY 062630363800010023	2024-12-16	\$100	6713-0205	0	0	N	Null	D R HORTON INC	DHIC - KINDRED LLC	SPECIAL WARRANTY DEED
0 OLD DIXIE HWY 152529543000010090	2024-04-11	\$380,000	6581-2061	0	0	N	Null	KHAN FAIZUL H	VS PROPERTY LLC	WARRANTY DEED
0 W CYPRESS ST 1525292171000100A0	2025-02-13	\$7,200,000	6741-1321	0	0	N	Null	VINE STREET PLAZA INVESTORS LLC	GW REAL ESTATE LLC	SPECIAL WARRANTY DEED
0 UNION ST 2225291360000E0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 0526294510000A0110	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT
0 S ORANGE BLOSSOM TRL 0526294510000A0130	2024-10-25	\$0	6686-2928	0	0	N	Null	DORIS J COOPER LIVING TRUST	DORIS J COOPER LIVING TRUST & WAMPLER JASON MATTHEW TR	AFFIDAVIT

0 LAUREL AVE 11272800000100000	2024-12-03	\$100	6715-2850	0	0	N	Null	AVATAR PROPERTIES INC	SOLIVITA MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 E OSCEOLA PKWY 052530000001010000	2024-10-28	\$2,325,000	6686-0865	0	0	N	Null	PLAZA STREET FUND 203 LLC	INC WPG-OSCEOLA LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100B0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 W IRLO BRONSON MEMORIAL HWY 132528000003270000	2024-05-20	\$1,000,000	6604-0825	0	0	N	Null	CAMBRIDGE HOLDINGS INC	OZ STORE LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010020	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010030	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 2926294646000100J0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 2926294646000100U0	2024-08-28	\$40,000,000	6658-1085	0	0	N	Null	PRII PLEASANT HILL ASSOCIATES LLC	REAL SUB LLC	SPECIAL WARRANTY DEED
0 OAK ST 2225291360000K0010	2024-05-24	\$2,500,000	6606-2026	0	0	N	Null	IVEY GROVES LTD	UNITED CEREBRAL PALSY OF CENTRAL FL INC	WARRANTY DEED
1300 UNDERWOOD AVE 2025314270000X0070	2024-08-21	\$1,500,000	6654-2009	0	0	N	Null	DCR VENTURES LLC	1810 HOLLENBECK LLC	WARRANTY DEED
0 CONNECTICUT AVE 012630000101920010	2024-06-20	\$180,000	6623-0146	0	0	N	Null	RIEDEMAN CHRISTOPHER A & RIEDEMAN LAURA M	BLUE SHIP HOLDINGS LLC	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010060	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010040	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 1425273185000100A0	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 082631067900010030	2025-02-12	\$100	6742-1069	0	0	N	Null	ST CLOUD MARKETPLACE LLC	ST CLOUD MARKETPLACE PROPERTY OWNERS ASSOC	QUIT CLAIM DEED
0 N CENTRAL AVE 16252900U000490000	2024-10-01	\$322,500	6676-0004	0	0	N	Null	CENTRAL AVENUE PARTNERS LLC	10 PERCENT LLC & EQUITY TRUST COMPANY FBO	WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010050	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 NOLTE RD 152630063300010060	2024-09-04	\$710,000	6660-0163	0	0	N	Null	NOLTE ROAD VILLAGE LLC	SHARA BARAKAH GROUP LLC	SPECIAL WARRANTY DEED
0 UNDERWOOD AVE 172531537500010010	2024-11-18	\$1,555,000	6699-0008	0	0	N	Null	EAST LAKE COVE II LLC	VDM COMM RETAIL LLC	SPECIAL WARRANTY DEED
0 OLD LAKE WILSON RD 142527318500010010	2024-06-27	\$0	6626-2232	0	0	N	Null	LIT BLV FL OLD LAKE WILSON RD PHASE I OWNER LLC	LIT BLV FL OLD LAKE WILSON RD PHASE II OWNER LLC	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 0526310008000100D0	2024-12-14	\$0	0000-0000	0	0	N	Null	NEWMAN WILLIAM J JR	WILLIAM J NEWMAN JR FAMILY TRUST	DEATH CERTIFICATE
114 W LAKE ST 222529201000030019	2024-09-30	\$0	6740-1552	0	0	N	Null	HUSSAIN SYED S (H)	HUSSAIN NAFEEES Z	DEATH CERTIFICATE
0 N JOHN YOUNG PKWY 2125291861000100A0	2025-02-12	\$100	6740-2174	0	0	N	Null	INFINITY TITLE GROUP LLC	ANDRADE HOME PROPERTIES LLC	WARRANTY DEED
802 HARFORD ST 2125291660000B0010	2024-03-29	\$100	6574-2646	0	0	N	Null	CHAMBERS LAJUAN	B & K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 S CLYDE AVE 212529109900010010	2024-10-02	\$100	6708-1513	0	0	N	Null	DISLA ANA I	CORDOVA DISLA ANA I & GARCIA RICHARD	QUIT CLAIM DEED
									EVERETT E MCTEER TRUST &	

0 MABBETTE ST 2125291690000T0035	2024-09-25	\$0	6683-0254	0	0	N	Null	EVERETT E MCTEER TRUST	MCTEER EVERETT ALLEN SUC AFFIDAVIT TR	
0 MABBETTE ST 2125291690000T0035	2024-09-14	\$0	6683-0253	0	0	N	Null	MCTEER EVERETT TR	EVERETT E MCTEER TRUST	DEATH CERTIFICATE
0 N CENTRAL AVE 16252900U000490000	2025-02-19	\$10	6754-0378	0	0	N	Null	10 PERCENT LLC & EQUITY TRUST	EQUITY TRUST & FBO MANGAN JAMES IRA	WARRANTY DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$100	6590-0428	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 SAN REMO RD 2526286120000B0010	2024-04-26	\$0	6596-1019	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	CORRECTIVE DEED
0 SAN REMO RD 2526286120000B0010	2024-05-11	\$0	6628-1338	0	0	N	Null	PIERROT RENE	EGLISE DE DIEU HAITIENNE DE POINCIANA INC	QUIT CLAIM DEED
0 MABBETTE ST 2125291690000T0035	2024-12-13	\$92,000	6713-0496	0	0	N	Null	EVERETT E MCTEER TRUST & MCTEER EVERETT ALLEN SUC TR	B&K NATIONWIDE ENTERPRISES INC	WARRANTY DEED
0 LAUREL AVE 2526286100000A0010	2024-06-03	\$140,000	6611-1252	0	0	N	Null	HANNAHRW LLC	RONADIAD1313 INC	WARRANTY DEED
0 BROADWAY 222529217000180030	2024-03-25	\$100	6572-2572	0	0	N	Null	FRANK EDWARD BROWN II EST & ROSTAR JENNA BROWN PR	ROSTAR JENNA BROWN & BROWN FRANK EDWARD	PERSONAL REPRESENTATIVE DEED
0 ROBINSON AVE 222529201000020040	2024-09-19	\$150,000	6668-0607	0	0	N	Null	LA DOOR'S SERVICES & REPAIRS INC	SOUTHERN BUSINESS GROUPS LLC	SPECIAL WARRANTY DEED
0 BORDEAUX RD 2526286138000H0010	2024-12-03	\$295,000	6712-1182	0	0	N	Null	HARI OM INC	POINCIANA REH LLC	WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0180	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 REUNION VILLAGE BLVD 34252749360001OS10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 WALNUT ST 2526286138000D0010	2024-06-12	\$123,500	6616-1068	0	0	N	Null	HANNAHRW LLC	NAKERAM RAMNAUTH & RAMNAUTH RAMDAI SEUDATT	WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001RW10	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 E IRLO BRONSON MEMORIAL HWY 322530000000170000	2024-11-25	\$1,200,000	6702-2077	0	0	N	Null	GP K SUNRISE LLC	BIG SKY CORNER LLC	SPECIAL WARRANTY DEED
0 S ORANGE BLOSSOM TRL 3225284520000B0220	2025-01-20	\$100	6731-2077	0	0	N	Null	FRERICKS EDWARD D & AKA FRERICKS DUANE	EDWARD DUANE FRERICKS REV LIVING TRUST & FRERICKS EDWARD DUANE TR	QUIT CLAIM DEED
0 RALPH MILLER RD 32253131300001001A	2024-08-19	\$3,250,000	6652-0865	0	0	N	Null	SOUTH NONA HOLDINGS LLC	YSU NARCOOSEE LLC	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS40	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 REUNION VILLAGE BLVD 34252749360001OS30	2024-09-30	\$100	6673-1181	0	0	N	Null	EHOF ACQUISITIONS II LLC	REUNION EAST CDD	SPECIAL WARRANTY DEED
0 CANOE CREEK RD 352630495000010520	2024-06-18	\$420,000	6622-0856	0	0	N	Null	YATES HENRY C EST & THACKER LAURA JO O PR	ROCKER FAMILY TRUST & ROCKER WILLIAM TR	WARRANTY DEED
3178 INSPIRATION DR 042527500400010030	2025-02-28	\$8,000,000	6749-1314	0	0	N	Null	WOODEN BRIDGE PARTNERS HOTEL LLC	WOODEN BRIDGE CONSTRUCTION HOLDINGS LLC	SPECIAL WARRANTY DEED
5830 W IRLO BRONSON MEMORIAL HWY 092528368600010010	2025-02-27	\$9,318,900	6747-2628	0	0	N	Null	EG WALSH CELEBRATION LLC	TEAKWOOD FLORIDA LLC	SPECIAL WARRANTY DEED
4990 E IRLO BRONSON MEMORIAL HWY	2025-01-20	\$1,800,000	6731-0899	0	0	N	Null	ST CLOUD MARKETPLACE LLC	LRE ST CLOUD LLC	SPECIAL WARRANTY DEED

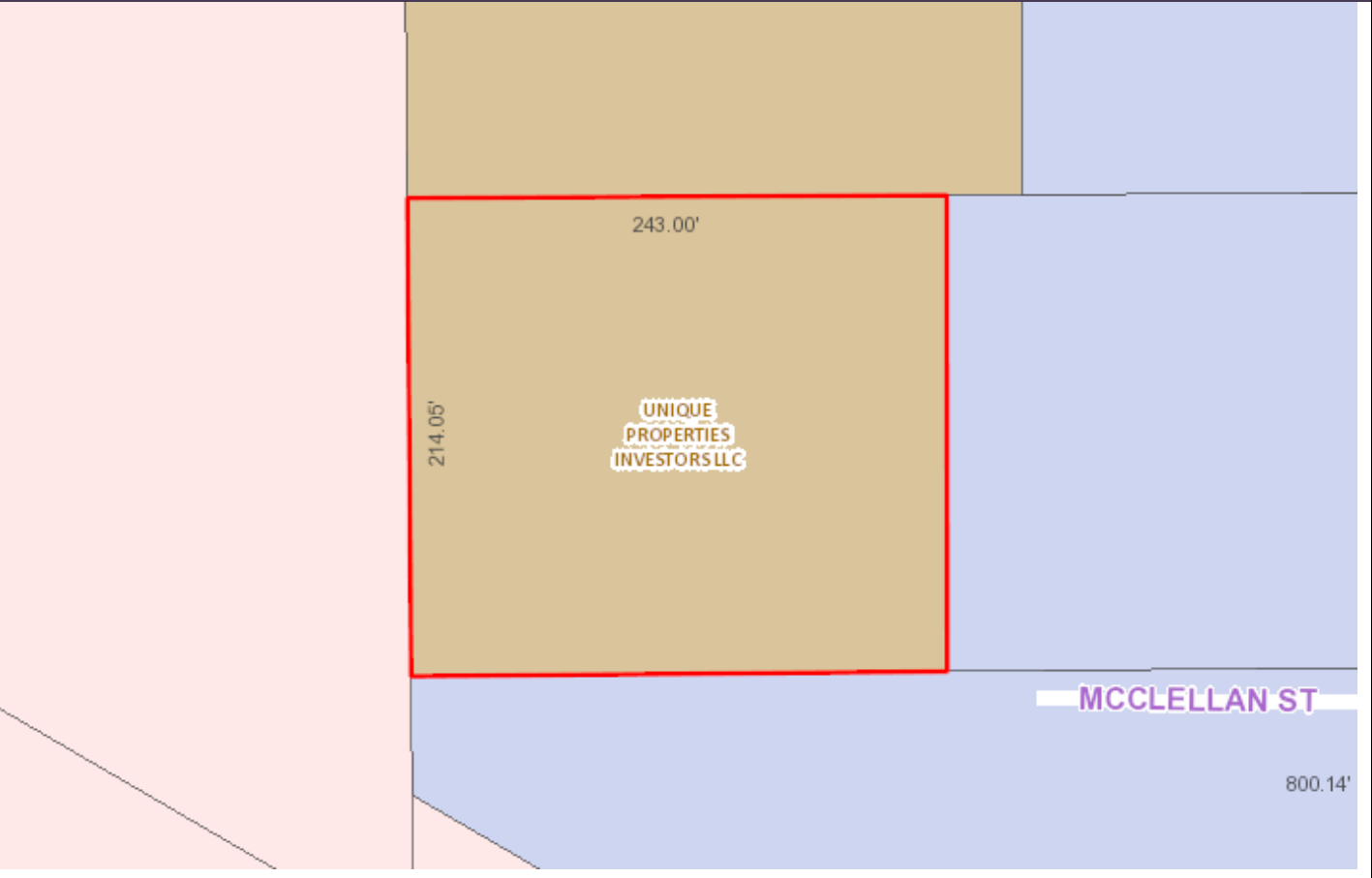
002631067900010070 O E IRLO BRONSON MEMORIAL HWY 302530000000180000	2025-02-14	\$1,500,000	6741-2001	0	0	N	Null	OSCEOLA COUNTY INNVESTMENTS LLC	SECRET ENTERPRISES LLC	WARRANTY DEED
114 W LAKE ST 222529201000030019	2025-01-31	\$37,500	6740-1548	0	0	N	Null	HUSSAIN NAFEEES Z	AZUL KISSIMMEE LLC	WARRANTY DEED

Buildings (Total Records: 0)										
No Records To Display.										

Extra Features										
No Records To Display.										

School Info										
Category					Description					
ELEMENTARY SCHOOLS					PLEASANT HILL ELEMENTARY					
MIDDLE SCHOOLS					KISSIMMEE MIDDLE					
HIGH SCHOOLS					LIBERTY HIGH					

TPP Info										
No Records To Display.										



ITEM 5.A

Public Hearing - Program Year 2024-2025 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)

Request

Approval of the Program Year 2024-2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

Explanation

The Consolidation Annual Performance and Evaluation Report (CAPER) is required by the U.S. Department of Housing and Urban Development (HUD) to evaluate the City of Kissimmee's use of the CDBG funds for PY2024-2025. The total CDBG allocation was \$896,862, and it was distributed as follows:

Code Enforcement	\$ 91,772.17
Public Services	\$ 99,775.64
Housing - Rehabilitation	\$417,980.69
Housing-Design Services	\$ 28,122.00
Relocation	\$100,000.00
Administration	\$159,229.50
TOTAL	\$896,880.00

With these funds, the City focused on addressing the community's most pressing needs—particularly those related to affordable housing, homelessness prevention, and economic recovery following the COVID-19 pandemic. Key Accomplishments included:

Affordable Housing: Funds have been allocated for rehabilitation and relocation assistance to the Haven on Vine Apartments, which provides housing opportunities to low- and moderate-income renters, helping maintain safe and sustainable housing. These funds have not been spent yet.

Homelessness Prevention: Partnered with local nonprofit organizations to provide homelessness prevention programs for individuals and families at risk of displacement. The Osceola Council on Aging provided assistance to 20 households through their Eviction Prevention Program and their Pathways Program.

Other Public Services and Economic Opportunities: Funded programs aimed at improving self-sufficiency through job training and workforce development. These programs supported initiatives that expanded access to affordable rental opportunities. Twenty-two persons participated in the Back on Track Program and 15 obtained employment and became stabilized. In addition, the funds supported 68 homeless children by offering them a safe environment during the summer through the City's Dream Builders Summer Program.

Code Enforcement: The City's code enforcement program focused on addressing substandard housing conditions, property maintenance issues, and neighborhood blight. Through these efforts, the City ensured compliance with health and safety standards and promoted neighborhood stabilization and revitalization. Six Hundred Forty Six (646) code violations were noted between commercial and residential in the CDBG target area. Of those 584 were resolved.

City of Kissimmee

Program Administration and Planning: CDBG funds were also used to support effective program management, monitoring, and compliance to ensure that all funded activities met HUD's national objectives and regulatory requirements.

By leveraging HUD funding to support a combination of emergency services, housing development, and job training, the City of Kissimmee continued to create a framework of sustainable economic recovery and housing stability for its most vulnerable residents.

The CAPER will be submitted to HUD after its approval locally by the City Commission. Minor changes requested by HUD will be handled at the staff level unless the changes are substantive and impact the intent of the report. If substantive changes are needed, staff will bring those changes to the Commission for further approval.

Recommendation

Approval of the Program Year 2024-2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Frances DeJesus

Attachment(s):

1. Kissimmee CAPER Doc2025_draft
2. CAPERAd_Gazette11.13.25

CITY OF KISSIMMEE

CONSOLIDATED ANNUAL PERFORMANCE REPORT FOR PROGRAM YEAR 2024

To be presented to City Commission on December 2, 2025

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2024–2025, the City of Kissimmee continued to implement activities funded through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program in alignment with the City’s 2021–2025 Consolidated Plan. The City’s overall goal remains to create a more sustainable and equitable community by addressing affordable housing needs, preventing homelessness, and expanding economic opportunities for low- and moderate-income residents.

Affordable Housing and Relocation: The City utilized CDBG resources to preserve and improve the existing affordable housing stock through rehabilitation programs for renter occupied homes. Assistance focused on low- and moderate-income households to ensure safe, decent, and sanitary living conditions. When rehabilitation activities resulted in temporary displacement, the City provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and Section 104(d) requirements. (spent \$281,331)

Homelessness Prevention and Public Services: CDBG funding was used to support public service agencies providing homelessness prevention, emergency shelter, and rapid rehousing services. These programs assisted individuals and families at risk of homelessness, ensuring access to case management, rental assistance, and essential support services. The City worked closely with local Continuum of Care partners to coordinate and strengthen service delivery to the homeless and at-risk populations. (spent \$79,788.89)

Community and Economic Development: To promote self-sufficiency and economic stability, the City supported workforce development and job training programs targeting low- and moderate-income residents. These activities aimed to reduce barriers to employment and stimulate local economic recovery in the aftermath of the COVID-19 pandemic. (spent \$19,986.75)

Code Enforcement: CDBG funds supported proactive code enforcement activities within designated low- and moderate-income target areas. The City’s code enforcement program focused on addressing substandard housing conditions, property maintenance issues, and neighborhood blight. Through these efforts, the City ensured compliance with health and safety standards and promoted

neighborhood stabilization and revitalization. Code enforcement activities were coordinated with housing rehabilitation to achieve comprehensive community impact. (spent \$91,772.17)

Program Administration and Planning: CDBG funds were also used to support effective program management, monitoring, and compliance to ensure that all funded activities met HUD's national objectives and regulatory requirements. (spent \$159,229.50)

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Rental units rehabilitated	Household Housing Unit	0	0	0.00%	83	0	0.00%
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Homeowner Housing Added	Household Housing Unit	75	0	0.00%	0	0	0.00%
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	0	0	0.00%
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%	0	0	0.00%
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Homelessness Prevention	Persons Assisted	785	46	5.86%	0	0	0.00%

Affordable Housing	Affordable Housing Homeless	CDBG: \$ / SHIP: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0	500	291	58.20%
Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%	0	0	0.00%
Housing Preservation	Affordable Housing	CDBG: \$ / SHIP: \$	Rental units rehabilitated	Household Housing Unit	250	0	0.00%	0	0	0.00%
Housing Preservation	Affordable Housing	CDBG: \$ / SHIP: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	12	48.00%	0	0	0.00%
Housing Preservation	Affordable Housing	CDBG: \$ / SHIP: \$	Buildings Demolished	Buildings	20	0	0.00%	0	0	0.00%
Housing Preservation	Affordable Housing	CDBG: \$ / SHIP: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	700	646	92.29%	0	0	0.00%
Program Administration	Program Administration	CDBG: \$ / SHIP: \$62820	Other	Other	1	1	100.00%	1	0	0.00%
Public Facilities and Infrastructure Development		CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	0	0	0.00%

Public Facilities and Infrastructure Development		CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / SHIP: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	213	88	41.31%	25	0	0.00%
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / SHIP: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	124	0	0.00%	260	285	109.62%
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / SHIP: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	0	0	0.00%

Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / SHIP: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0.00%	0	0	0.00%
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / SHIP: \$0	Homelessness Prevention	Persons Assisted	0	20	0.00%	0	46	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The PY 2020-2025 Consolidated Plan identified Affordable Housing Development; Housing Preservation; Economic Development; Public Services; Public Facilities and Improvements; and Planning and Administration as six general goals to be addressed during the 5-year program period. The City of Kissimmee selected not-for profit partners and allocated its PY2024 funds to successfully provide the following activities: affordable housing, public services (eviction prevention to prevent homelessness, summer camp program for homeless children, support services to provide job training/educational opportunities. Most of the public service activities identified as priorities in the 2024 Annual Action Plan were implemented accordingly.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	52
Black or African American	11
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	63
Hispanic	65
Not Hispanic	23

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

These numbers reflect the true racial and ethnic status of families assisted during PY2024. According to Data USA, the 5 largest ethnic groups in Kissimmee are Other (Hispanic) (26.8%), White (Hispanic) (24.6%). Two+ (Hispanic) (17.2%), White (Non-Hispanic) (16%), and Black or African American (Non-Hispanic) (8.15%). Nine families identified as multi-racial and consequently excluded from the table summarizing racial status. This type of data was not collected for recipients that participated in the Community Resource Fair.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,556,219	761,551
Other	public - state	628,202	1,056,716

Table 3 - Resources Made Available

Narrative

As a member of the Osceola County HOME Consortium, the City spent \$294,053.44 in HOME funds and \$12,392.47 in HOME-ARP funds during the program year.

The City also receives State Housing Initiatives Partnership (SHIP) funds from the Florida Housing Finance Corporation (FHFC). During the reporting period, the City expended \$1,056,716.45 on eligible housing activities, including eviction and foreclosure prevention, security deposits, and owner-occupied housing rehabilitation.

In addition, the City was allocated a total of \$1,164,369 in CARES Act funding. To date, expenditures total \$1,163,868.24, with \$500.76 remaining.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Kissimmee	100	100	All of the funds were used to address the needs within the city limits of Kissimmee.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City leveraged Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) with additional federal and state resources to address the housing and community development needs of low- and moderate-income residents citywide. CDBG-funded code enforcement activities were conducted specifically within eligible areas located in Census Tracts 41600, 42202, and 42300.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City leveraged Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) with additional federal and state resources to address the housing and community development needs of low- and moderate-income residents. Partner agencies participating in the CDBG program also contributed their own funding to support and complete their respective projects, further maximizing the impact of CDBG investments.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	0
Number of Non-Homeless households to be provided affordable housing units	52	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	92	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	9	0
Number of households supported through The Production of New Units	40	0
Number of households supported through Rehab of Existing Units	43	0
Number of households supported through Acquisition of Existing Units	0	0
Total	92	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During this program year, the City's public services exceeded the established goal for the total number of persons assisted. This continued success demonstrates the strong community need for the services provided by our partner agencies. One notable program is the Back on Track Program, which focuses on equipping at-risk individuals with the skills and support needed to re-enter the workforce. The City strengthened this effort by integrating housing assistance referrals, enabling participants to secure or maintain stable housing while pursuing employment.

The Dream Builders Program also experienced significant success this year. Participation increased notably, in large part due to the transportation component that enabled children to

attend the program consistently. This feature has proven essential in reducing barriers and supporting regular engagement.

The City assisted 20 households through its eviction-prevention programs and provided housing counseling services—centered on financial literacy—to 20 individuals. Furthermore, 175 individuals participated in the City’s 1st Community Resource Fair to obtain resources related to housing, employment, health services, and other basic needs.

Overall, the City’s public service programs continue to address critical needs and improve outcomes for residents across the community. The rehabilitation of the Haven on Vive Apartments, formerly the Motel 8 property acquired in June 2023 for conversion to affordable housing, is progressing but remains ongoing. Although the units are currently being rented as affordable housing, substantial rehabilitation work is still required to meet project goals. The City has procured a contractor to complete a defined portion of the rehabilitation, while additional components are being implemented as separate projects to ensure coordinated and timely completion. The project also includes the renovation of one building that will be designated as a public facility to serve individuals experiencing homelessness who are seeking or receiving services through the local homeless care system. In PY 2024, the City allocated funds for necessary infrastructure improvements at the site, to be completed by the Kissimmee Utility Authority. Overall, the project continues to advance toward enhancing long-term affordable housing availability and expanding public facility resources for homeless households within the community.

Discuss how these outcomes will impact future annual action plans.

In future years, the City will expand its self-sufficiency services targeted to households experiencing homelessness or at risk of homelessness. These services will focus on helping individuals and families build the skills, resources, and support systems necessary to achieve and maintain long-term housing stability. Planned activities may include job training, financial literacy education, mental health support, childcare assistance, and guidance in securing affordable housing. These efforts are intended to reduce barriers, strengthen household resilience, and support sustained self-sufficiency within the community.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

CDBG funds were used to assist persons of extremely low income, low income, and moderate income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Kissimmee City Commission demonstrates a strong commitment to addressing homelessness by allocating Community Development Block Grant (CDBG) funds and other local resources to support programs that assist individuals and families experiencing homelessness. These investments help sustain a range of initiatives focused on reducing homelessness and providing essential services within the community.

A key partner in this effort is the Homeless Services Network of Central Florida (HSN), which plays a central role in coordinating homelessness services across the region. The City of Kissimmee consults with HSN at least once a year to evaluate the needs of the local homeless population. Through this collaboration, the City is able to identify effective strategies for funding, resource allocation, and service delivery. This partnership ensures that available resources are targeted strategically, supporting long-term solutions and improving outcomes for individuals and families affected by homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Kissimmee has maintained strong partnerships with a variety of organizations and nonprofit agencies dedicated to supporting individuals experiencing homelessness. During Program Year (PY) 2024, the City continued its collaboration with these groups to provide a holistic continuum of care aimed at reducing homelessness and poverty within the community. Partner organizations included Hope Partnership, Help Now, and the Church & Community Assistance Program, Inc.

Through these partnerships, the City offers housing support, case management, and community-based outreach to ensure that individuals and families receive the comprehensive assistance they need to rebuild their lives. By strengthening these collaborative efforts, Kissimmee is working to ensure that vulnerable populations have access to vital resources, ultimately contributing to long-term stability and a reduction in homelessness and poverty throughout the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or

youth needs

The City of Kissimmee, in partnership with the Osceola Council on Aging, has created a comprehensive set of initiatives designed to address housing instability and assist households at risk of eviction. Below is a clearer breakdown of the key programs and services being offered:

1. Rental Assistance for Eviction Prevention- This program has an objective to provide emergency financial aid to households at risk of eviction. This assistance aims to help families facing immediate housing instability stay in their homes.
2. Comprehensive Support Services (Osceola Council on Aging) - The Osceola Council on Aging offers additional resources to individuals and families in need:
 - Low Income Home Energy Assistance Program (LIHEAP): Provides financial assistance to cover utility bills, helping households keep essential services like electricity and heating.
 - Utility Payment Assistance: Helps households struggling with utility payments to prevent service disconnections.
 - Food Pantry Access: Provides food support to ensure households have access to necessary nutrition.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Even though they did not receive funding in PY2024, the Community Hope Center played a crucial role in assisting homeless individuals and families in the City of Kissimmee and throughout Osceola County by identifying those who are homeless or at risk of becoming homeless. Through its dedicated staff, the Center connects individuals to vital resources and support services that can lead to stable, permanent housing. One key service includes helping clients secure permanent supportive housing, where participants pay only 30% of their fixed income toward housing costs, making long-term housing more affordable and sustainable for those with limited financial resources.

In addition, the City has taken significant steps to address homelessness by purchasing the Super 8 Hotel at 1815 W. Vine Street in Osceola County. This property is being repurposed to help individuals transition from homelessness to permanent housing and independent living. The project reflects the City's commitment to providing long-term solutions by offering stable living environments, support services, and resources that promote self-sufficiency. Construction is scheduled for completion by the end of

2026. Together, these efforts demonstrate the City's dedication to addressing homelessness and ensuring that vulnerable individuals and families have access to safe, stable housing and the support they need to thrive.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing units within the City's boundaries.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing units within the City's boundaries.

Actions taken to provide assistance to troubled PHAs

There are no public housing units within the City's boundaries.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Kissimmee maintains an Affordable Housing Advisory Committee (AHAC) that evaluates local policies, procedures, and ordinances for their impact on the development of housing, particularly affordable housing. In its effort to encourage the production and preservation of affordable housing, the AHAC reviewed the strategies outlined in Florida Statutes Sec. 420.9076(4)(a)–(k), as well as additional strategies not included in the statute. During FY 2024–2025, the Committee reviewed, considered, and evaluated the following incentives:

Local Housing Assistance Plan (LHAP)

The Local Housing Assistance Plan outlines how the City will utilize State Housing Initiatives Partnership (SHIP) funds to create and preserve affordable housing for very low-, low-, and moderate-income households. Each jurisdiction develops its own LHAP based on community input and state guidelines. The City of Kissimmee’s LHAP for 2025–2028 was submitted by the May 2 deadline.

Under the previous LHAP, the loan term for the Owner-Occupied Rehabilitation Program was 10 years, with no loan balance reduction during the first five years. Beginning in year six through year ten, the loan was forgiven at a rate of 20% annually. The AHAC voted to modify this structure by extending the loan term to 20 years. Under the revised terms, the loan balance will not decrease during the first ten years. Beginning in year eleven, the balance will be forgiven at 20% per year through the end of the term. This change is intended to preserve affordability and ensure long-term investment in the housing stock.

Five-Year Consolidated Plan and Annual Action Plan

The Five-Year Consolidated Plan, required by the U.S. Department of Housing and Urban Development (HUD), is a comprehensive planning document that guides how local jurisdictions assess affordable housing and community development needs and make investment decisions. It also serves as a framework for community dialogue to identify priorities aligned with HUD formula grant programs—in the City’s case, the Community Development Block Grant (CDBG). The Consolidated Plan is implemented through Annual Action Plans, which summarize the activities and resources that will be used each year to address the identified goals and priority needs.

AHAC Board Members provided comments related to alignment of goals between the Consolidated Plan and the Local Housing

Assistance Plan, construction of new ownership housing, language regarding climate resiliency goals, and a recommendation to fund Tenant-Based Rental Assistance (TBRA) using HOME funds.

The Five-Year Consolidated Plan and Annual Action Plan were presented to the City Commission at a public hearing on July 15, 2025. After discussion, the Board's recommendations were not incorporated into the final plan. The City's Housing and Community Development Division clarified that the concerns primarily related to terminology and outcome indicators required by HUD or constrained by the Integrated Disbursement and Information System (IDIS) format. As a result, the comments did not constitute actionable changes to the draft plan.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In PY2024, the City of Kissimmee allocated 15% of its annual Community Development Block Grant (CDBG) funding to support public service agencies serving low- and moderate-income residents. Funding focused on programs that provide critical services, including:

- **Employment Training:** Programs assisted unemployed and underemployed individuals in gaining skills to enhance employability and economic stability. Services included vocational training, resume development, job search assistance, and interview preparation, contributing to workforce development and reduced unemployment.
- **Subsistence Payments:** Financial assistance, primarily for rental support, helped low-income individuals and families address immediate hardships and maintain stable housing.

Through these initiatives, CDBG-funded public services addressed a range of challenges faced by low- and moderate-income residents, promoting self-sufficiency and improving overall quality of life.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Kissimmee has incorporated the procedures for lead hazard reduction or lead based paint abatement guidelines as defined in 24 CFR Part 35 in its Housing Rehabilitation Program Policy and Procedures.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Kissimmee allocated 15% of its annual allocation for funding to public service agencies providing assistance to low and

moderate income persons. The funding offered a variety of services such as employment training to unemployed or underemployed individuals, subsistence payments, and services for homeless persons to address the needs of the residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Kissimmee is dedicated to fostering strong connections within its community and with social service providers, working collaboratively to address homelessness and improve services. Here are a few key examples of this effort from the current program year:

- **Active Participation in Regional Meetings:** Kissimmee continues to be actively involved in meetings focused on the HUD Continuum of Care and other homeless issues across the region, including Seminole, Orange, and Osceola counties. This involvement helps strengthen partnerships and aligns local efforts with broader regional initiatives.
- **Ongoing Relationship Building with Local Service Providers:** The city continues to enhance its relationships with local service providers to facilitate networking, referrals, and collaborative efforts. These relationships ensure that residents have access to a wide range of services and support.
- **Assessment of Local Programs and Strategies:** The city is proactively evaluating programs and strategies offered by neighboring government and non-profit agencies. This helps identify potential opportunities for leveraging resources and optimizing support for those in need.

These actions demonstrate Kissimmee's commitment to creating a supportive, interconnected environment that addresses homelessness and promotes well-being for all its residents.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Kissimmee is actively working to build and enhance partnerships with private rental providers and non-profit organizations that serve low and moderate-income households in the community. These efforts are part of the city's commitment to improving the quality of life for its residents, especially those in need of social and economic support.

As a member of the Osceola Social Services Network, Kissimmee plays a key role in fostering collaboration between various community agencies. The goal of the Network is to bring together organizations and agencies to address local challenges, particularly those related to health, housing, and social services. By strengthening these partnerships, the Network aims to better

serve the community, ensure that resources are effectively distributed, and respond to the changing needs of residents.

One of the key objectives of the Network is to provide opportunities for agency leadership to assess the ongoing needs in the community, engage in strategic planning, and implement solutions that will create a more sustainable and equitable community. The discussion also highlights the ongoing efforts to address health and social service challenges in Osceola County. This includes tackling issues related to affordable housing, access to healthcare, food insecurity, mental health, and other critical social determinants of health.

By continually updating and refining its approaches, the City of Kissimmee and the Osceola Social Services Network are working to ensure that all residents, particularly vulnerable populations, have the support they need to thrive.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Kissimmee is actively addressing fair housing challenges and raising awareness within the community through a combination of analysis, education, and partnerships.

- **Analysis of Impediments to Fair Housing Choice:** In 2020, the City completed an updated analysis to identify barriers to fair housing. This process helps Kissimmee understand and address issues that may limit equal access to housing opportunities. As the City's demographics evolve, the analysis ensures that housing policies remain relevant and equitable.
- **Fair Housing Month Initiatives:** Each April, Kissimmee collaborates with the Osceola County Association of Realtors to host the Fair Housing Drawing Contest. This event serves as both a public awareness campaign and an educational tool, teaching participants about fair housing principles, signs of housing discrimination, and how to respond to it. The initiative also engages local youth in advocacy and awareness.
- **Collaborations with Local Organizations:** In Program Year (PY) 2024, the City partnered with Community Legal Services of Mid-Florida and Help Now of Osceola, Inc. to educate the community—particularly older adults—about housing rights and options. Events addressed pressing issues such as rising housing costs, helping residents understand how affordability challenges may intersect with discrimination and legal protections.

Through these targeted educational initiatives and community partnerships, the City takes a comprehensive approach to addressing

impediments to fair housing. As demographics continue to change, these efforts are central to promoting equity, access, and opportunity for all Kissimmee residents.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Kissimmee conducts a comprehensive review process to evaluate the performance of each subrecipient of Community Development Block Grant (CDBG) funds. This process ensures subrecipients comply with federal requirements, meet performance standards, and use CDBG funds effectively.

Although in-person monitoring was not conducted during Program Year (PY) 2024, City staff maintained active oversight through “desk” reviews—remote assessments of subrecipient activities. This proactive approach ensured that subrecipients were implementing programs as planned, adhering to grant guidelines, and making progress toward achieving program objectives.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Kissimmee invited citizens, public agencies, and interested parties to review the draft CAPER and submit written comments. The draft was available for review at the City of Kissimmee Development Services Department office, located at 101 Church Street, Kissimmee, FL 34741. The comment period for the draft report was 15 days, from Friday, November 14 to Monday, December 1, 2025. No comments were received during the comment period.

A public hearing was held by the City Commission on Tuesday, December 2, 2025, at 6:00 PM in the City Commission Chambers at City Hall (101 Church Street, Kissimmee, FL 34741) to gather input and comments. Individuals with disabilities who needed special accommodations to participate in the public hearing were encouraged to contact the Development Services Department before the meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction

would change its programs as a result of its experiences.

The City of Kissimmee has focused on addressing key challenges, including affordable housing, homelessness prevention, and economic opportunities for vulnerable populations.

Moving forward, the City will continue to align initiatives with both immediate needs—such as emergency housing assistance and transportation—and long-term stability, including job training and affordable housing, by leveraging available funding resources.

Program performance will be closely monitored through metrics, timelines, and reporting requirements to ensure projects remain on track. Lessons learned from ongoing implementation will guide adjustments to enhance program effectiveness and maximize community impact.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Kissimmee has focused on addressing key challenges, including affordable housing, homelessness prevention, and economic opportunities for vulnerable populations.

Moving forward, the City will continue to align initiatives with both immediate needs—such as emergency housing assistance and transportation—and long-term stability, including job training and affordable housing, by leveraging available funding resources.

Program performance will be closely monitored through metrics, timelines, and reporting requirements to ensure projects remain on track. Lessons learned from ongoing implementation will guide adjustments to enhance program effectiveness and maximize community impact.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

DRAFT

ST. CLOUD

Continued from Page 1

everything stays safe and people can actually come back and forth and not have to worry about drug traffickers or child predators in this city."

While Goerke noted arrest numbers are slightly down, juvenile arrests have been nearly cut in half (60 to 35) year over year thanks to his own attempts to do community outreach with those headed down the wrong path.

"I don't want law enforcement to be a surgical sledgehammer that just goes out and arrests people. That's not

who we are," he said. "We work together with the community. The first time we're talking to somebody should not be to ask for their ID."

You can't do all that standing pat, so both the police and fire agencies are expanding. A public safety facility on Canoe Creek Road just north of Nolte Road is in the works, as is a new real-time communications and intelligence center that will also house further expansion. The city is hiring new fire stations in Tohoqua and near

Center Lake in Narcoossee and expanding Station 32 on Old Canoe Creek Road near the turnpike interchange. The fire administration is going to be moving a new headquarters building on Progress Lane.

And a record \$9.5 million federal SAFER (Staffing for Adequate Fire and Emergency Response) grant allows the city to hire 48 new firefighters and will pay part of their salary. "All of our future fire stations, we're not building for today," Miller said. "We're

building for tomorrow and future. Every station has the capability to up staff with at least one additional unit. Some of the stations, that's an additional rescue unit. Other stations, it's an additional engine. If we see an increased level of service where we need to provide an additional unit, we can put them in there."

"Response times have been slowly ticking up. I say I'm thankful for it because it's going to allow us to staff stations. I say I curse it because we have to hire 48 firefighters, get training, get them on board before March."

The federal grant also moved up some of Miller's long-range plans for replacing equipment, he said. "Had a 20-year vehicle replacement plan, a 10-year personnel plan. Then I had a big SAFER grant, and I threw them all in the trash," he joked. "A lot of stuff that changed overnight when we got awarded that grant. It stops some of that local talent from going to other cities, but more so it keeps that sense of community when you hire your local kids here. Our fire department is probably one of the best trained fire departments in the state, if not in the country."

Kissimmee

Submitted by the City of Kissimmee

The city is excited to offer a pair of camps this Thanksgiving season from Nov. 24-26 packed with field trips, for both elementary and middle school students.

Camp Discovery Turkey Camp is held at the Oak Street Park Community Center (717 N. Palm Ave.) for ages 5 through fifth grade. It will feature field trips to places like Abracadabra Ice Cream and Green Meadows while making new friends.

For more information, call 407-518-2360. For our middle schoolers (grades 6-8), the Teen Extreme Turkey Camp at the Chambers Park Community Center (2380 N. Smith St.) features a highlight trip to Launch Orlando Trampoline Park. For more details, call 407-518-2599.

Be sure to sign up at least one week in advance as late registration may include a late fee and is subject to availability. Remember to pack a lunch and snack.

Parks and Recreation invites little athletes aged 5-7 to join the Start Smart Lacrosse program, a fun and friendly way to introduce young kids to the sport of lacrosse. This beginner-friendly class will teach the basics in a fun way at the Fortune Road Athletic

Complex on Mondays from 6-7 p.m. Registration runs now through Dec. 23, with the program running Jan. 5 through Feb. 16. To "basket" a spot call 407-518-2504 or visit kissimmee.gov/recreationsports.

Join the Community Garden Education Classes at the Chambers Park Community Center. It's a series of free, engaging and informative sessions designed for adults interested in gardening. Eva Pabon, a local horticulturist with years of experience in sustainable gardening and community education, is dedicated to helping residents cultivate beautiful and healthy gardens. The upcoming session, "Right Plant, Right Place," will be held on Thursday, Nov. 20, from 11 a.m. to 12 p.m., and participants will learn how to choose the right plants to ensure they thrive in their specific environment. Contact the Chambers Park Community Center at 407-518-2599.

Kick off your holidays with good food and great company at the Seniors Holiday Brunch on Wednesday, Dec. 17 from 10 a.m. to 1 p.m. at the Oak Street Park Community Center. The free festive event is open to all seniors aged 55 and older. For more information call 407-518-2360 or 407-518-2599, and come celebrate the season with the city.

NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the Osceola County Board of County Commissioners beginning at 1:30 P.M. or as soon thereafter as practical, on December 01, 2025, in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, to consider the following:

Adoption of Resolution #25-142R for VAC25-0005: Osceola County approval to vacate a portion of a 1.01 acre more or less dedicated drainage easement as recorded in Deed Book 150, Page 516 and Deed Book 150, Page 513, of the public records of Osceola County, Florida, generally located adjacent to and south of Hickory Tree Road, and north of Woody Drive, in Section 04, Township 27, Range 31, Osceola County Florida, as petitioned by Domain Timberlake MultiState 2, LLC. The drainage easement was originally granted by the State of Florida to Osceola County to provide drainage for the Hickory Tree Road right-of-way. This vacation request is associated with the approved Site Development Plan applications SDP22-0071 (Estates at Hickory Cove Phase 1) and SDP23-0078 (Estates at Hickory Cove Phase 2A). The plat (FS24-00003 Estates at Hickory Cove Phase 1 and 2A) for this development has been recorded and the replacement drainage conveyance system has been constructed and reflected on the plat and secured under performance bond BD25-00027. Commission District 5 BOCC: December 01, 2025

Materials relating to the above may be examined in the offices of the Osceola County Community Development, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741, between 8:00 a.m. and 5:00 p.m., weekdays except holidays. Written comments may be submitted to the Community Development Department at the above address.

For questions regarding these requests please contact the Osceola County Community Development Department at (407) 742-0200; fax number at (407) 742-0206 or email at notice@osceola.org. Interested parties may appear at the public hearing and be heard with respect to these items.

Any person wishing to provide documents for review at a public hearing must submit them to notice@osceola.org prior to the meeting or bring copies of the documents to distribute to the Planning Commissioners. No outside removable devices will be accepted at the hearing.

Americans with Disabilities Act (ADA) & Title VI Assistance

The Osceola Board of County Commissioners ensures meaningful access to County programs, services, and activities to comply with Civil Rights Title VI and Title II of the Americans with Disabilities Act. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) or individuals with Limited English Proficiency requiring language interpreters to participate in County sponsored meetings, please contact the County's ADA/Title VI Coordinator, at (407) 742-1200 (TTY Users Dial 711 for the Florida Relay System) or ADA.Coordinator@osceola.org, at least four (4) days prior to the meeting or event.

Ley de Estadounidenses con Discapacidades (ADA) y Asistencia del Título VI

La Junta de Comisionados del Condado Osceola garantiza un acceso significativo a los programas, servicios y actividades del Condado para cumplir con los Derechos Civiles Título VI y el Título II de la Ley de Estadounidenses con Discapacidades. Las personas con discapacidades que requieran adaptaciones (es decir, intérprete de lenguaje de señas o materiales en formato accesible) o las personas con dominio limitado del inglés que requieran intérpretes de idiomas para participar en reuniones patrocinadas por el condado, comuníquense con el coordinador de ADA/Título VI del condado al (407) 742-1200 (Usuantes de TTY marcar: 711 para el Sistema de transmisión de Florida) o ADA.Coordinator@osceola.org, al menos cuatro (4) días antes de la reunión o evento.

15-DAY COMMENT PERIOD AND PUBLIC HEARING FOR THE CITY OF KISSIMMEE 2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

The City of Kissimmee is working on its Consolidated Annual Performance Evaluation Report (CAPER) for fiscal year ending September 30, 2025. The purpose of the CAPER is to provide information to both the general public and the federal government regarding activities undertaken with Community Development Block Grant (CDBG) program funding received from the U.S. Department of Housing and Urban Development (HUD). The CAPER serves as a tool to evaluate progress addressing program objectives and priorities identified in 2020-2025 Five Year Consolidated Plan.

The City of Kissimmee encourages citizens, public agencies, and other interested parties to review the contents of its draft CAPER and to submit written comments. A draft of the document will be available at the City of Kissimmee Development Services Department office located at 101 Church Street, Kissimmee, FL 34741. Comments on the report will be accepted during a 15-day comment period from Friday, November 14th through Monday, December 1st, 2025. Please submit written comments prior to 5:00 PM on Monday, December 1, 2025 to: Citizen Comment, c/o Development Services Department, Housing and Community Development Division, 101 Church Street, Kissimmee, FL 34741 or by email to frances.dejesus@kissimmee.gov.

The Kissimmee City Commission will hold a Public Hearing in the City Commission Chambers located at City Hall, 101 Church Street, Kissimmee, FL 34741 on Tuesday, December 2, 2025 at 6:00 p.m., or as soon thereafter as can be heard, to obtain input and comments. Persons with disabilities requiring special accommodations to participate should call the City Clerk Office at (407) 518-2309 within forty-eight (48) workday hours of the meeting.

PERIODO DE COMENTARIOS DE 15 DÍAS Y AUDIENCIA PÚBLICA PARA LA CIUDAD DE KISSIMMEE INFORME ANUAL DE EVALUACIÓN DEL DESEMPEÑO CONSOLIDADO 2023 (CAPER, por sus siglas en inglés)

La Ciudad de Kissimmee está trabajando en su Informe de Evaluación de Desempeño Anual Consolidado (CAPER) para el año fiscal que termina el 30 de septiembre de 2025. El propósito del CAPER es brindar información tanto al público en general como al gobierno federal sobre las actividades realizadas con Community Development Block Financiamiento del programa de subvenciones (CDBG) recibido del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD). El CAPER sirve como una herramienta para evaluar el progreso en el abordaje de los objetivos y prioridades del programa identificados en el Plan Consolidado de Cinco Años 2020-2025.

La Ciudad de Kissimmee alienta a los ciudadanos, agencias públicas y otras partes interesadas a revisar el contenido de su borrador de CAPER y enviar comentarios por escrito. Un borrador del documento estará disponible en la oficina del Departamento de Servicios de Desarrollo de la Ciudad de Kissimmee ubicada en 101 Church Street, Kissimmee, FL 34741. Los comentarios sobre el informe serán aceptados durante un periodo de comentarios de 15 días desde el viernes 14 de noviembre hasta el lunes, 1 de diciembre de 2025. Envíe sus comentarios por escrito antes de las 5:00 p.m. del lunes 1 de diciembre de 2025 a: Citizen Comment, c/o Development Services Department, Housing and Community Development Division, 101 Church Street, Kissimmee, FL 34741 o por correo electrónico a frances.dejesus@kissimmee.gov.

La Comisión de la Ciudad de Kissimmee llevará a cabo una Audiencia Pública en las Cámaras de la Comisión de la Ciudad ubicadas en el Ayuntamiento, 101 Church Street, Kissimmee, FL 34741 el martes 2 de diciembre de 2025 a las 6:00 PM, o tan pronto como sea posible, escuchado, para obtener aportes y comentarios. Las personas con discapacidades que requieran adaptaciones especiales para participar deben llamar a la oficina del Secretario Municipal (407) 518-2309 dentro de las cuarenta y ocho (48) horas laborales posteriores a la reunión.

11/13/2025

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(USPS Number 513540)

Year -134—No. 46

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The St. Cloud Chamber of Commerce and the City of St. Cloud invite you to

The Magic of Christmas

Celebrate the season with the 62nd St. Cloud Christmas Parade

December 6th @ 10am Downtown St. Cloud

Presented by

ORLANDO HEALTH | **St. Cloud Hospital** | **Kissimmee FLORIDA**

St. Cloud | **OSCEOLA COUNTY** | **OUC** | **The Reliable One** | **ORLANDO HEALTH** | **St. Cloud Hospital** | **OSCEOLA REALTORS**

ITEM 5.B

Public Hearing - Substantial Amendment (No. 2) to the City of Kissimmee Annual Action for Fiscal Year 2024-2025

Request

Approve the Second Substantial Amendment to the City of Kissimmee Annual Action Plan for Fiscal Year 2024-2025.

Explanation

Substantial amendments are required when reallocating funds between activities, deleting activities, and/or creating new ones. The proposed amendment includes the addition of Haven on Vine Design Services as a new eligible activity and the reallocation of unspent funds from Administration and Public Services activities. These funds will be redirected to support the new Planning and Design activity and to supplement the Code Enforcement activity to address budget overruns. This amendment ensures the effective use of Community Development Block Grant (CDBG) funds and aligns with the City's goals to improve community development and neighborhood revitalization efforts.

In specific, the amendment:

1. Decreases the allocation in Public Services from \$134,532 to \$99,775.64 and re-allocate the funding as follows: \$8,800.17 to Code Enforcement to address project overruns towards the end of the year (existing) \$25,956.19 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new)
2. Decreases the allocation in Administration from \$179,376 to \$159,229.50 and re-allocate the funding as follows: \$2,165.81 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new) \$17,980.69 to Haven on Vine Rehabilitation (existing)

The Consolidated Plans covering year 2024-2025 will also be amended accordingly to reflect the changes listed above. The 30-day public comment period for this Substantial Amendment was held from Friday, October 31 through Tuesday, December 2, 2025, in accordance with public participation requirements. To date, no public comments have been received.

Recommendation

Approve the Second Substantial Amendment to the City of Kissimmee Annual Action Plan for Fiscal Year 2024-2025.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Frances DeJesus

Attachment(s):

1. SUBSTANTIAL AMENDMENT NO. 2 - SUMMARY
2. Ad_Substantial Amendment #2

City of Kissimmee

SUBSTANTIAL AMENDMENT (NO. 2) TO THE CITY OF KISSIMMEE ANNUAL ACTION PLAN FOR CDBG FY2024-2025 FUNDS

The City of Kissimmee is proposing a Second Substantial Amendment to its 2024 Annual Action Plan. The proposed amendment includes the addition of Haven on Vine Design Services as a new eligible activity and the reallocation of unspent funds from Administration and Public Services activities. These funds will be redirected to support the new Planning and Design activity and to supplement the Code Enforcement activity to address budget overruns. This amendment ensures the effective use of Community Development Block Grant (CDBG) funds and aligns with the City's goals to improve community development and neighborhood revitalization efforts.

In specific, the City is proposing the following changes:

Public Services

1. Decrease the allocation from \$134,532 to \$99,775.64 and re-allocate the funding as follows:
 - \$8,800.17 to Code Enforcement to address project overruns towards the end of the year (existing)
 - \$25,956.19 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new)

Administration

1. Decrease the allocation from \$179,376 to \$159,229.50 and re-allocate the funding as follows:
 - \$2,165.81 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new)
 - \$17,980.69 to Haven on Vine Rehabilitation (existing)

Substantial amendments are required when reallocating funds between activities, deleting activities, and/or creating new ones. The Consolidated Plans covering year 2024-2025 will also be amended accordingly to reflect the changes listed above.

VIEWPOINT

Want to write a letter to the editor?

Email it to Editor Ken Jackson at editor@osceolanewsgazette.com.

The views expressed by those contributing to the Viewpoint page do not necessarily reflect those of this newspaper or its staff. The News-Gazette offers a venue for writers—and readers—to express their opinions, and presents them as "opinions" or editorials, and not news.

Letters To The Editor • Opinions • Columnists

As I See It

We need to take better care of these wounded veterans—now

By Terry Lloyd

We have all seen the heartwarming commercials on TV where a veteran non-profit like Wounded Warrior Project or Tunnels to Towers gives a grievously wounded veteran a new house adapted for their permanent injuries. After doing a story for the News-Gazette on one such veteran receiving a house a couple of years ago,

I started asking: why do these veterans, who short of those that have died in service, have sacrificed more than all other veterans, do not get more help from the Veterans Affairs (VA)? It turns out there are two programs within the VA to help veterans with either modifying an existing house for amputees or to purchase a new house with built in modifications. The problem is, the program

to purchase houses is severely underfunded, providing less than \$122,000 per house in total, and is limited to 120 veterans in each fiscal year.

According to Homes for Heroes, a not-for-profit that specifically builds homes for these severely disabled veterans, there are approximately 1,000 veterans who are eligible under the VA criteria. In addition, in time, other now-relatively



PHOTO/METRO CREATIVE

NOTICE OF 30-DAY COMMENT PERIOD AND PUBLIC HEARING FOR A SECOND SUBSTANTIAL AMENDMENT TO THE FOLLOWING ANNUAL ACTION PLANS: FISCAL YEAR 2024-2025

The City of Kissimmee is proposing a Second Substantial Amendment to its 2024 Annual Action Plan. The proposed amendment includes the addition of Haven on Vine Design Services as a new eligible activity and the reallocation of unspent funds from Administration and Public Services activities. These funds will be redirected to support the new Planning and Design activity and to supplement the Code Enforcement activity to address budget overruns. This amendment ensures the effective use of Community Development Block Grant (CDBG) funds and aligns with the City's goals to improve community development and neighborhood revitalization efforts.

In specific, the City is proposing the following changes:

Public Services

1. Decrease the allocation from \$134,532 to \$99,775.64 and re-allocate the funding as follows:
 - \$8,800.17 to Code Enforcement to address project overruns towards the end of the year (existing)
 - \$25,956.19 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new)

Administration

1. Decrease the allocation from \$179,376 to \$159,229.50 and re-allocate the funding as follows:
 - \$2,165.81 to Haven on Vine Rehabilitation- Survey and Landscape Architectural Services (new)
 - \$17,980.69 to Haven on Vine Rehabilitation (existing)

Substantial amendments are required when reallocating funds between activities, deleting activities, and/or creating new ones. The Consolidated Plans covering year 2024-2025 will also be amended accordingly to reflect the changes listed above.

Comments on the amendments will be accepted during a 30-day period from Friday, October 31 through Tuesday, December 2, 2025. Please submit written comments to: Citizen Comment, c/o Development Services Department, Housing and Community Development Division, 101 Church Street, Kissimmee, FL 34741 or by email to frances.dejesuse@kissimmee.gov. A draft of the document containing all of these changes is available at the City of Kissimmee Development Services Department office located at 101 Church Street, Kissimmee, FL 34741.

The Kissimmee City Commission will hold a Public Hearing in the City Commission Chambers on Tuesday, December 2, 2025 at 6:00 p.m., or as soon thereafter as can be heard, to obtain input and comments for the proposed activities. Persons with disabilities requiring special accommodations to participate should call the Development Services Department office at (407) 518-2156 within forty-eight (48) weekday hours of the meeting.

AVISO DE PERÍODO DE COMENTARIOS DE 30 DÍAS Y AUDIENCIA PÚBLICA PARA UNA SEGUNDA ENMIENDA SUSTANCIAL A LOS SIGUIENTES PLANES DE ACCIÓN ANUALES: AÑO FISCAL 2024-2025

La Ciudad de Kissimmee está proponiendo una Segunda Enmienda Sustancial a su Plan de Acción Anual 2024. La enmienda propuesta incluye la adición de los Servicios de Diseño Haven on Vine como una nueva actividad elegible y la reasignación de fondos no gastados de las actividades de Administración y Servicios Públicos. Estos fondos se redirigirán para apoyar la nueva actividad de Planificación y Diseño y para complementar la actividad de Aplicación del Código con el fin de cubrir los sobrecostos presupuestarios. Esta enmienda asegura el uso efectivo de los fondos de la Subvención en Bloques para el Desarrollo Comunitario (CDBG) y se alinea con los objetivos de la Ciudad de mejorar el desarrollo comunitario y los esfuerzos de revitalización de vecindarios.

Servicios Públicos

1. Disminuir la asignación de \$134,532 a \$92,340.64 y redistribuir los fondos de la siguiente manera:
 - \$8,800.17 a Cumplimiento de Código para abordar los excedentes del proyecto hacia fin de año (existente)
 - \$25,956.19 a a Haven on Vine Rehabilitación - Servicios de Topografía y Arquitectura del Paisaje (nuevo)

Administración

1. Disminuir la asignación de \$179,376 a \$159,229.50 y reasignar los fondos de la siguiente manera:
 - \$2,165.81 a Haven on Vine Rehabilitación - Servicios de Topografía y Arquitectura del Paisaje (nuevo)
 - \$17,980.69 a Haven on Vine Rehabilitación (existente)

Se requieren modificaciones sustanciales al reasignar fondos entre actividades, eliminar actividades o crear nuevas. Los Planes Consolidados para el año 2024-2025 también se modificarán en consecuencia para reflejar los cambios mencionados anteriormente.

Se aceptarán comentarios sobre las enmiendas durante un periodo de 30 días, del viernes 31 de octubre al martes 2 de diciembre de 2025. Envíe sus comentarios por escrito a: Comentarios Ciudadanos, c/o Departamento de Servicios de Desarrollo, División de Vivienda y Desarrollo Comunitario, 101 Church Street, Kissimmee, FL 34741, o por correo electrónico a frances.dejesuse@kissimmee.gov. Un borrador del documento con todos estos cambios está disponible en la oficina del Departamento de Servicios de Desarrollo de la Ciudad de Kissimmee, ubicada en 101 Church Street, Kissimmee, FL 34741.

La Comisión de la Ciudad de Kissimmee celebrará una Audiencia Pública en la Sala de la Comisión de la Ciudad el martes 2 de diciembre de 2025 a las 6:00 PM, o tan pronto como sea posible después, para recabar opiniones y comentarios sobre las actividades propuestas. Las personas con discapacidades que requieran adaptaciones especiales para participar deben llamar a la oficina del Departamento de Servicios de Desarrollo al (407) 518-2156 dentro de las cuarenta y ocho (48) horas de los días laborables posteriores a la reunión.

110625-0202



Capitol Column

Trump won't try for a third term

By Bill Cotterell

Political predictions are always risky, especially when talking about a mercurial figure like Donald John Trump, but I'll go way out on a sturdy limb and boldly proclaim that we can safely disregard all the buzz about the president running for a third term.

It's fun to talk about, and it keeps the media busy. This president certainly seems capable of such audacity, and it's hard to envision Trump fading into history as a respected—but politically defunct—elder statesman like Eisenhower, Nixon or Carter in their post-presidency years.

Trump himself has teased the topic. MAGA maestro Steve Bannon frankly says it will happen. All the wisest Washington journalists are jostling for air time and a microphone to tell us why he should or shouldn't.

But there are three good reasons the 47th president will hang up his red hat in three years. He probably won't announce it for a while, because there's also one good reason for Trump and his Republican allies to keep everybody talking about the idea.

First reason, the Constitution. Trump sometimes treats laws like suggestions and background noise, but the 22nd Amendment is more than just the mere law of the land. It unambiguously says that nobody, not even a man for whom the word "unprecedented" seems created, can be elected to the White House more than two times.

Second, no matter how happily they start, presidents usually see their public support erode by their sixth or seventh

years in office. Trump claims, incorrectly, that his poll numbers are better than ever, but there's no reason to believe he'll gain popularity in the shank half of his tenure.

Third, Trump is a prideful man who spits the word "loser" with utter contempt. Even when he lost in 2020, pride made him claim that he'd really won, and there was never any doubt he'd mount a comeback in 2024. He has the best campaign strategists money can buy and, if they can convince him he won't succeed in 2028, he'll announce that he could win if he wanted to but must bow out because of that picky little Constitution.

And there's age. He'll be 82 and, even if he has not yet reached a Bidenesque level of infirmity, Trump is not a model of senior health and vigor. By then, his public image will probably be better suited for the rocking chair than the Situation Room.

As for the one good reason Trump and his supporters want to keep the discussion going, it's just for political viability. The perception of presidential power fades with time, and relevancy is oxygen for Trump. Frequent discussion of a third term helps him stave off lamduckery as long as possible, and nothing keeps ambitious successors at bay better than the notion that the current boss is not done yet.

Bannon recently told The Economist another Trump campaign is in the works.

"Trump is going to be president in '28, and people ought to just get accommodated with that. At the appropriate time, we'll lay out what the plan is," he said.

Well, of course he'll be president in 2028. The next inauguration isn't until Jan. 20,

2029. But even an immodest politician like Trump can't tip his hand this early.

"I would love to do it. I have the best numbers ever," he told reporters aboard Air Force One last month. "Am I not ruling it out? You'll have to tell me."

But a few days later, on another flight, Trump told them, "It's pretty clear I'm not allowed to run.... It's too bad."

Trump makes historic policy decisions the way other men pick out neckties so we can expect third-term speculation to be reopened, maybe a few times, in the next few years.

But there's no chance of Congress amending the Constitution and getting such a change ratified by 38 states in time for the next presidential campaign. Democrats in the House would block it, and there are surely some Republicans in the Senate who see themselves as the nominee when Trump is sidelined.

If Bannon has some secret strategy up a sleeve of his rumpled field jacket—even if it's an ironclad master plan no one ever imagined—it's doubtful the Supreme Court will accept some novel new interpretation of the 22nd amendment's first sentence, "No person shall be elected to the office of the president more than twice."

Finally, aside from all of the above, it's quite possible Trump will be an exhausted octogenarian who no longer wants the daily challenge of governing a nation that will have grown increasingly weary of the chaos with which he surrounds himself.

Bill Cotterell is a retired Capitol reporter for United Press International and the Tallahassee Democrat. He can be reached at wrcott43@aol.com

ITEM 7.A**Approval of City Commission Minutes from the November 18, 2025, meeting****Request**

Approval of the November 18, 2025 commission meeting minutes.

Explanation

Minutes of the commission meeting held on November 18, 2025 are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Department: City Commission

Presenter:

Attachment(s):

1. (S) CCM MIN NOV 18 2025



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, NOVEMBER 18, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Members Absent: Deputy City Manager Desiree Matthews

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Heart of Florida United Way Presentation

Presentation by Heart of Florida United Way representatives Jeff Hayward, President and CEO, and Kelley Astro, Senior Vice President of Community Impact.

Senior Vice President of Community Impact, Kelley Astro presented a PowerPoint presentation and discussed a new Community School coming to Kissimmee at Osceola High School. She reviewed the positive impacts community schools have versus a conventional school and explained that this is a longer-term commitment and is excited for this opportunity in the City (Exhibit A).

3.B Swearing in of 8 New Firefighters

Staff requests that eight new employees be sworn in as City of Kissimmee Fire Department Firefighters.

Fire Chief Walls administered the Oath of Office to new firefighters: Craig Bronson, Sergio Sandoval, Jackson Campbell, Ryan Womble, Nelson Alvarez, Joshua Nelson, Ryan Dennington, and Anthony Gonzalez.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — Final Reading — Proposed Ordinance #25-18 — Amending the Future Land Use Map designation from Recreational (REC) to Institutional (INST): 2001 Yates Rd. Future Land Use Map Amendment - LUPA-25-0003

Approve Final Reading of Proposed Ordinance #25-18 for a Future Land Use Map Amendment to change the Future Land Use Map designation from Recreational (REC) to Institutional (INST) on approximately 13.12 acres of land on Parcel IDs: 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000.

City Attorney Sanchez de Fuentes read Proposed Ordinance No. #25-18 by title. Senior Planner Ryan Altizer presented the project details included in the agenda.

Mayor Espinosa announced the Public Hearing and opened the floor for public comment. Comment cards (Exhibit B) were submitted, and individuals either spoke or

documented their positions in support, opposition, or neutrality regarding the item. Business Owner, Jeremy Fetzter addressed the commission and introduced supporting documents regarding the proposed amendment (Exhibit C). David Tomak, Deputy County Manager of Osceola County, reviewed a PowerPoint presentation outlining the land use and zoning of the subject site (Exhibit D). Additionally, an email was shared with the commission summarizing the Planning Advisory Board's decision to deny the request (Exhibit E).

The proposal includes a 10,000-square-foot research center and up to 100 senior housing units. Commissioners discussed concerns such as public camping, site location, staffing for public safety, preservation of recreational areas, tax impacts, duplication of services, and the county's role in the project. They noted the city can amend conditions before voting. Commission consensus received to hold a future workshop before reconsidering the project further.

Mayor Espinosa made a motion to continue the Public Hearing and Proposed Ordinance to the January 20, 2026, meeting. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

4.B Public Hearing — Final Reading - Proposed Ordinance #25-19 — Amending the Zoning Map designation from Open Space (OS) to Planned Unit Development (PUD): 2001 Yates Rd. Rezoning - PUD-25-0014

Approve Final Reading of Proposed Ordinance #25-19 for a Zoning Map Amendment to change the Zoning Map designation from Open Space (OS) to Planned Unit Development (PUD) on approximately 13.12 acres of land on Parcel IDs: 18-25-29-0000-0180-0000 and 18-25-29-0000-0185-0000.

City Attorney Sanchez de Fuentes read Proposed Ordinance No. #25-19 by title. Senior Planner Ryan Altizer presented. Commission consensus received to hold a future workshop before reconsidering the project further.

Mayor Espinosa made a motion to continue the Public Hearing and Proposed Ordinance to the January 20, 2026, meeting. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

5. PUBLIC HEARINGS

5.A Public Hearing - Pain Management License for Avita Pharmacy at 1080 Kevstin Dr., Suite B

Approval of a Pain Management License for Avita Pharmacy located at 1080 Kevstin Dr., Suite B.

Mayor Espinosa announced the Public Hearing with no response from the audience. Planning Manager Brenda Ryan presented the project details as outlined in the agenda. Attorney Ryan Boyle attended virtually on behalf of the applicant to address questions. Clarification was provided regarding the categories of medications permitted to be prescribed at the facility.

Mayor Espinosa made a motion to approve. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

5.B Public Hearing - Pain Management License for Kissimmee Pharmacy at 905 W Oak St.
Approval of a Pain Management License for Kissimmee Pharmacy at 905 W Oak St.

Mayor Espinosa announced the Public Hearing with no response from the audience. Planning Manager Brenda Ryan presented the project details as outlined in the agenda.

Mayor Espinosa made a motion to approve. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

5.C Public Hearing - Adoption of Resolution to Amend the City's FY24-25 Operating Budget
Request adoption of a resolution amending the City's operating budget for 2024-2025.

City Attorney Sanchez de Fuentes read Resolution # 25-2025 by title. Mayor Espinosa announced the Public Hearing with no response from the audience. City Manager Steigerwald explained that the budget amendment was necessary to incorporate revenue received from grants, donations, and other factors such as lines of credit, all of which have modified the existing budget.

Commissioner Alvarez moved to approve the Public Hearing and adopt Resolution #25-2025. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

6. **HEAR AUDIENCE** *Anything requiring a vote will be heard at a later time.*

7. **CONSENT AGENDA** *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Martinez made a motion to approve the Consent Agenda in its entirety. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the November 4, 2025 meeting
Approval of the November 4, 2025 commission meeting minutes.

7.B Sponsorship from Toho Water Authority for the City of Kissimmee 2026 Festival Series
Approval to accept sponsorship from Toho Water Authority for Parks and Recreation produced festivals in the amount of \$6,500 to provide funding for special events at Kissimmee Lakefront Park.

7.C City Hall Elevators Modernization
Approval to utilize the US Communities/OMNIA #EV2516 Contract with KONE, Inc. (Contract #20260065) for the modernization of two passenger elevators at City Hall, in the amount of \$797,370.00.

7.D Resolution Approving an Affordable Housing Development Consistent with Florida Statutes 166.04151(6)

Approve and Adopt Resolution authorizing an affordable housing development in accordance with Florida Statutes 166.04151(6).

Resolution #26-2025

7.E Supplemental Agreement No. 3 for Connect Kissimmee Project

Request approval for Supplemental Agreement No. 3 with AECOM (Contract #20260071), related to the 'Connect Kissimmee Complete Streets Project', in the amount of \$854,849, and authorization for the City Manager or designee to execute all necessary documents and change orders associated with the consultant agreement.

7.F Resolution Requesting Florida's Support for the Development and Enhancement of Customs and Border Protection (CBP) Services at Kissimmee Gateway Airport

Approve and Adopt by Resolution the State of Florida's Support for the Development of Landing Rights at Kissimmee Gateway Airport (ISM) and the Enhancement of Customs and Border Protection (CBP) Services.

Resolution #27-2025

7.G Piggyback Agreement for Rapid Response Infrastructure Services

Request approval to piggyback an existing contract between the City of Orlando and Cathcart Construction Company, Florida, LLC (Contract # 20260067) for Rapid Response Infrastructure Construction Services, under the same terms and conditions, for use on City of Kissimmee infrastructure projects.

7.H Approval to Adjust the Fiscal Year 2024-2025 Budget

Request approval to adjust the budget for fiscal year 2024-2025 due to line-item variances in certain department budgets.

7.I Accept Patrol K-9 from the Plantation Police Department for \$1.00

Approval for the Chief of Police to execute an agreement (Contract #20260077) to accept Canine Ali, a Patrol dog, from the Plantation Police Department.

7.J Approval to Adjust the Federal Law Enforcement Fund Reserves for Fiscal Year 2025-2026 Budget

Approval to adjust the Federal Law Enforcement Funds Reserves for the Fiscal Year 2025-2026 Budget.

8. DISCUSSION ITEMS

8.A Advisory Board Vacancies: Board of Adjustment, Planning Advisory Board and Affordable Housing Advisory Committee

The Commission is requested to make appointments to fill vacancies on the Board of Adjustment, Planning Advisory Board, and Affordable Housing Advisory Committee.

Commissioner Alvarez made a motion to appoint Bryant Coleman to the Affordable Housing Advisory Committee. Mayor Espinosa seconded the motion.

Motion carried 5 - 0.

Mayor Espinosa made a motion to appoint Javin Lopez to the Planning Advisory Board. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

Mayor Espinosa made a motion to appoint Vera Wilkerson to the Board of Adjustments. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

8.B Toho Water Authority Board Appointment

To make an appointment to fill a vacancy on the Toho Water Authority Board of Directors due to the resignation of John McAleenan.

City Manager Steigerwald requested direction on how the board would like to entertain appointing the next Toho Water Authority Board Member as the current appointee has resigned. Applications or letters of interest were received (Exhibit F) from six individuals: Jim Fisher, Jeremy Fetzer, Raymond Sanchez, Darlene Roucoulet, Jolene Sheive, and Mary Cox.

Mayor Espinosa made a motion to appoint Jeremy Fetzer to the Toho Water Authority Board of Directors with an effective date of November 20, 2025. Commissioner Ortiz seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa, Commissioner Ortiz
NAY: Commissioner Martinez

Motion carried 4 - 1.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events: "Small Business Saturday" in our rain garden and invited the commission to attend the "Tree Lighting Ceremony" on November 29th.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioners Eady and Martinez will accompany Deputy City Manager Matthews on a trip to Utah for the National League of Cities. Commissioner Avarez extended holiday greetings and encouraged residents to check on their elderly neighbors during the season. Commissioner Ortiz and Mayor Espinosa marked their one-year anniversary of service, with Commissioner Ortiz congratulating the mayor on completing her first year in office.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 7:33 PM.

MAYOR-COMMISSIONER

ATTEST:

CITY CLERK



upliftED

EDUCATION FOR EMPLOYMENT



WHO WE ARE

UpliftED, Heart of Florida United Way's education collective, is a network of nearly 50 community partners that focus on **providing resources for access, persistence, and completion** to make sure every student we serve has the chance to succeed.



ATTAINMENT GOAL:

We aim to **increase** the percentage of adults in our community with a **high-quality credential or degree to 60% by 2030.**

WHAT WE DO

EDUCATION UNITED: STUDENT SUCCESS HUB

Students in 11th & 12th grade participate in **financial aid, college-readiness and industry exposure activities** such as FAFSA completion events and college tours & fairs.

ADULT LEARNER CONNECTIONS

Adults who want to return to school to either obtain their GED, complete their degree or start a new education program **receive guidance, resources and help to create a realistic, obtainable education & career plan.**

LOCAL COLLEGE ACCESS NETWORK (LCAN)

As the region's LCAN, upliftED works towards system-level change through a **Collective Impact Model Approach**. UpliftED **identifies gaps in access, persistence, and completion, and develops strategies to address those gaps.**

VOLUNTEER WITH US

Become an **upliftED Education United: Student Success HUB Volunteer** and **help students successfully navigate their educational and career pathways.**



VOLUNTEER OPPORTUNITIES:

ASSIST students with completing their FAFSA: in-person or virtually.

FACILITATE a workshop on one of the following topics: essay writing, resume creation, college application submission, financial aid, budgeting, the real cost of college, and more.

SHARE your expertise by presenting a career conversation session at a local school.

PROVIDE one-on-one support for students as they create their post-high school plan.

ASSIST with FUSD (Future United STEAM Day) Event: Host a breakout session highlighting your field of expertise or lead a group of students.

PROVIDE a tour of your workplace to help students learn more about career pathways.

HOST an Alternative Break (winter or spring) Activity for students.

HOST and/or **SPONSOR** an event.

WANT TO VOLUNTEER IN A DIFFERENT WAY? Contact us to discuss options and find the best fit for you.



Services provided
at schools, in the
community, and virtually
in Orange, Osceola, &
Seminole counties.

visit us at:



hfuw.org/upliftED

To learn more about how to become an **upliftED volunteer**, email us at the address below:



[upliftED Central Florida](#)



[@uplifted.cf](#)



[upliftED](#)

goingtocollege@hfuw.org

NEED HELP?



CALL

Simply
Dial 211

TEXT

Send your zipcode
to 898-211

CHAT

Visit
www.HFUW.org/chat

2·1·1



**Food & Housing
Assistance**



**Family Support
Services**



**Mental Health &
Crisis Services**



**Health &
Wellness**



Heart of Florida United Way

www.HFUW.org
Or dial 407-839-HELP (4357)
TDD Dial 7-1-1 for the Florida Relay
Service

NECESITAS AYUDA?



LLAME

Simplemente
marque el 211

TEXTO

Envíe su código
postal al 898-211

CHAT

Visítenos en
www.HFUW.org/chat



Asistencia alimentaria
y de vivienda



Servicios a la
familia



Salud Mental y
Crisis de Servicios



Salud y
bienestar

FILE YOUR TAXES FOR FREE WITH VITA!

Heart of Florida United Way's Volunteer Income Tax Assistance Program (VITA) provides FREE tax preparation by IRS-certified volunteers in Orange, Osceola, or Seminole Counties for households that meet the income guidelines.

You may qualify for the
Earned Income Tax Credit (EITC)



Heart of Florida
UNITED WAY

VITA

VOLUNTEER
INCOME TAX
ASSISTANCE

*Our IRS-certified volunteers are trained to accurately prepare your tax return, ensuring that every dollar owed to you goes back to your wallet.

EARNED INCOME TAX CREDIT (EITC)

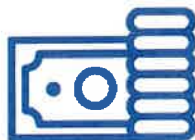
Avoid spending hundreds of dollars filing your taxes when you can file them for FREE.
Join us at one of our VITA tax preparation sites to see if you qualify to claim EITC.

Call 211



Call 211 to find the closest
VITA site near you.

Text 'MyMoney' to 898211



Receive free weekly
messages with tips to
improve financial stability.

File Online with MyFreeTaxes



Skip the stress and
maximize your refund by
filing online for free at
www.MyFreeTaxes.com.

Scan with your camera here!



Scan the QR code with your
camera app and tap the
notification to open the link.

Visit HFUW.org/get-help/tax-banking-assistance for more information!



Jeff Hayward
President / CEO

jeff.hayward@hfuw.org
(407) 835-0920



Kelly Astro
Senior Vice President, Community Impact

Kelly.Astro@hfuw.org
407-429-2204

Need Help? Simply Dial 2-1-1

www.HFUW.org

Dr. Nelson Ying Center
1940 Cannery Way, Orlando, FL 32804-4714

Need Help? Simply Dial 2-1-1

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Dr. Nelson Ying Center
1940 Cannery Way, Orlando, FL 32804-4714

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "B"

DATE: 11/18/2025

AGENDA ITEM #: Land Usage ^{4A} change for the salvation army project

NON-AGENDA ITEM: _____

NAME: Andrea Ruiz

ADDRESS: 625 Fl Pkwy CITY: Kissimmee STATE: FL ZIP: 34748

CHECK ALL THAT APPLY:

☒ I WISH TO SPEAK
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

☒ I SUPPORT THIS AGENDA ITEM
☐ I OPPOSE THIS AGENDA ITEM
☐ NEUTRAL

RECORD COPY

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 11-18-2025

AGENDA ITEM #: 4A & B

NON-AGENDA ITEM: _____

NAME: Dave Tomek

ADDRESS: 1 Courthouse Sq CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

☒ I WISH TO SPEAK

☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

☒ I SUPPORT THIS AGENDA ITEM

☐ I OPPOSE THIS AGENDA ITEM

☐ NEUTRAL

INSTRUCTIONS:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 11-18-25

AGENDA ITEM #: Land Usage Change (Line 4-A) for the Project w/The Salvation Army

NON-AGENDA ITEM: _____

NAME: Kimberly Corcoran

ADDRESS: Dennis Ln. CITY: Kissimmee STATE: FL ZIP: 34748

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☒ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

INSTRUCTIONS:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 11/18/2025 4.A.
AGENDA ITEM #: land usage change for Salvation Army.
NON-AGENDA ITEM: _____
NAME: Tecumi Madisa
ADDRESS: 1640 Starfish St. CITY: Kissimmee STATE: FL ZIP: 34744

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
☒ I SUPPORT THIS AGENDA ITEM
☐ I OPPOSE THIS AGENDA ITEM
☐ NEUTRAL

INSTRUCTIONS:

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE:

11/18/2022

AGENDA ITEM #:

4A & 4.B

NON-AGENDA ITEM:

NAME:

Jeremy Etker

ADDRESS:

120 Broadway St #304

CITY:

Kissimmee

STATE:

FL

ZIP:

34741

CHECK ALL THAT APPLY:



I WISH TO SPEAK



I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK



I SUPPORT THIS AGENDA ITEM



I OPPOSE THIS AGENDA ITEM

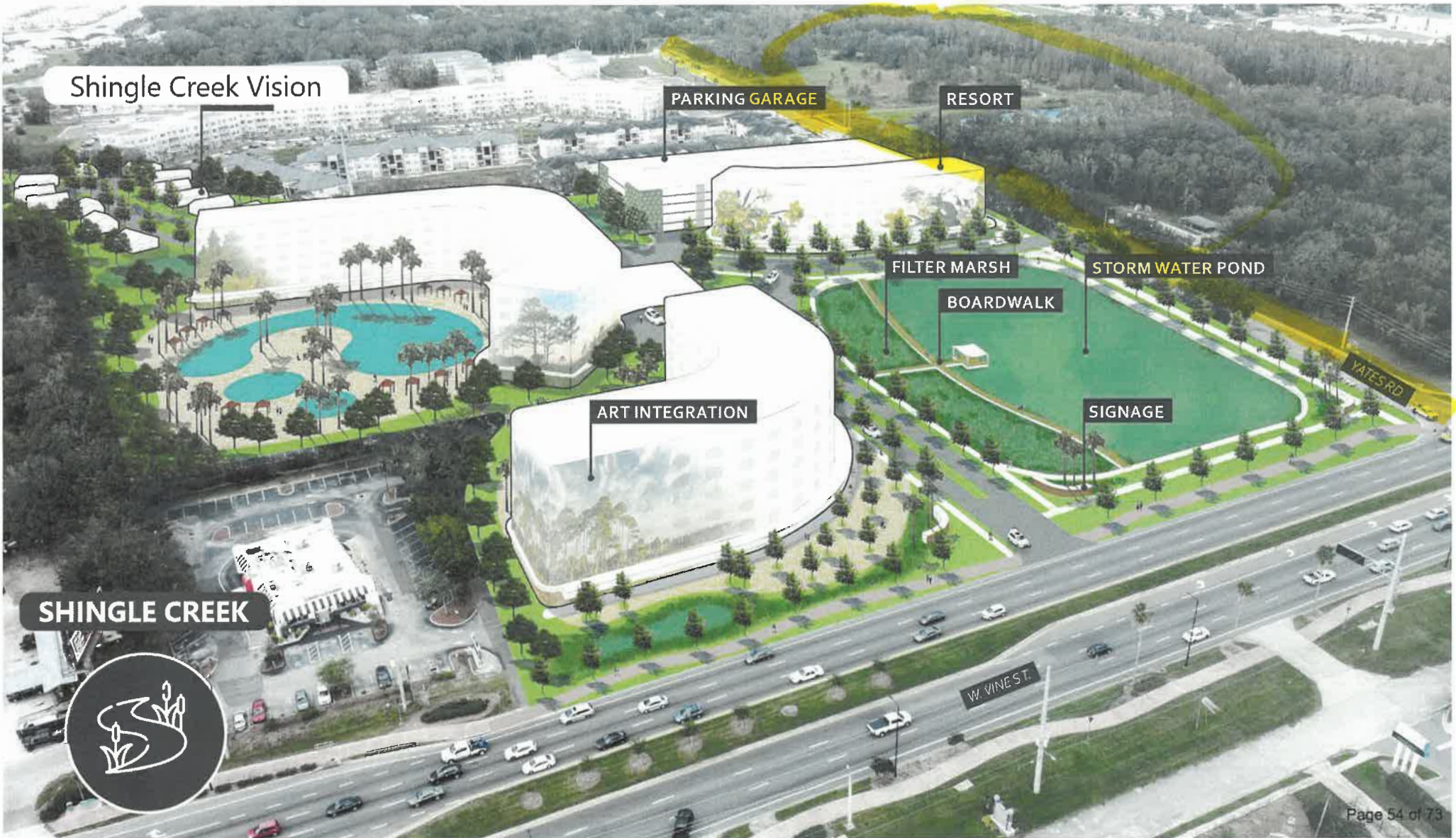


NEUTRAL

INSTRUCTIONS:

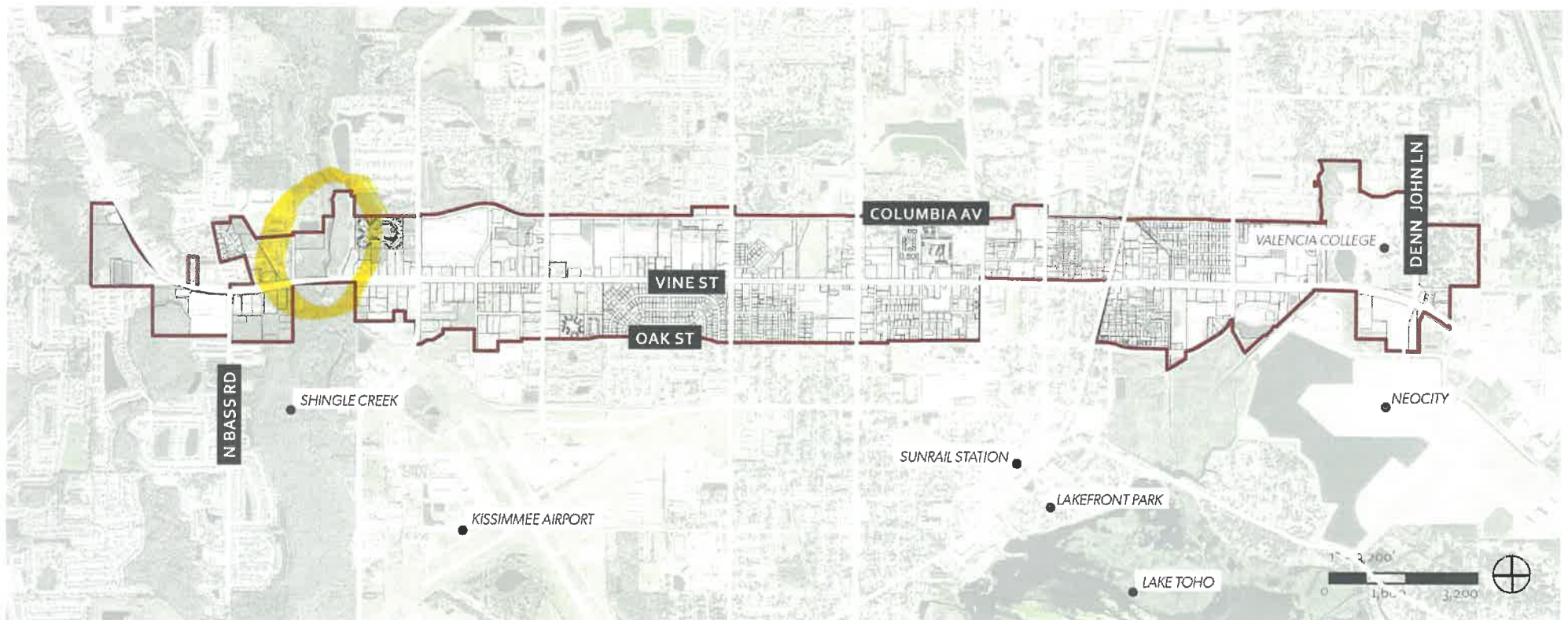
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Vine Street CRA is a 5-mile long corridor spanning 1,333 acres from N Bass Road to the west to Denn John Lane to the east. It extends one-quarter mile of Vine Street (US 192) on the north to Columbia Avenue and on the south to Oak Street.

Vine Street CRA Plan Update



Union Street



Union Street



Osceola Emergency Resource Center

LUPA-25-0003

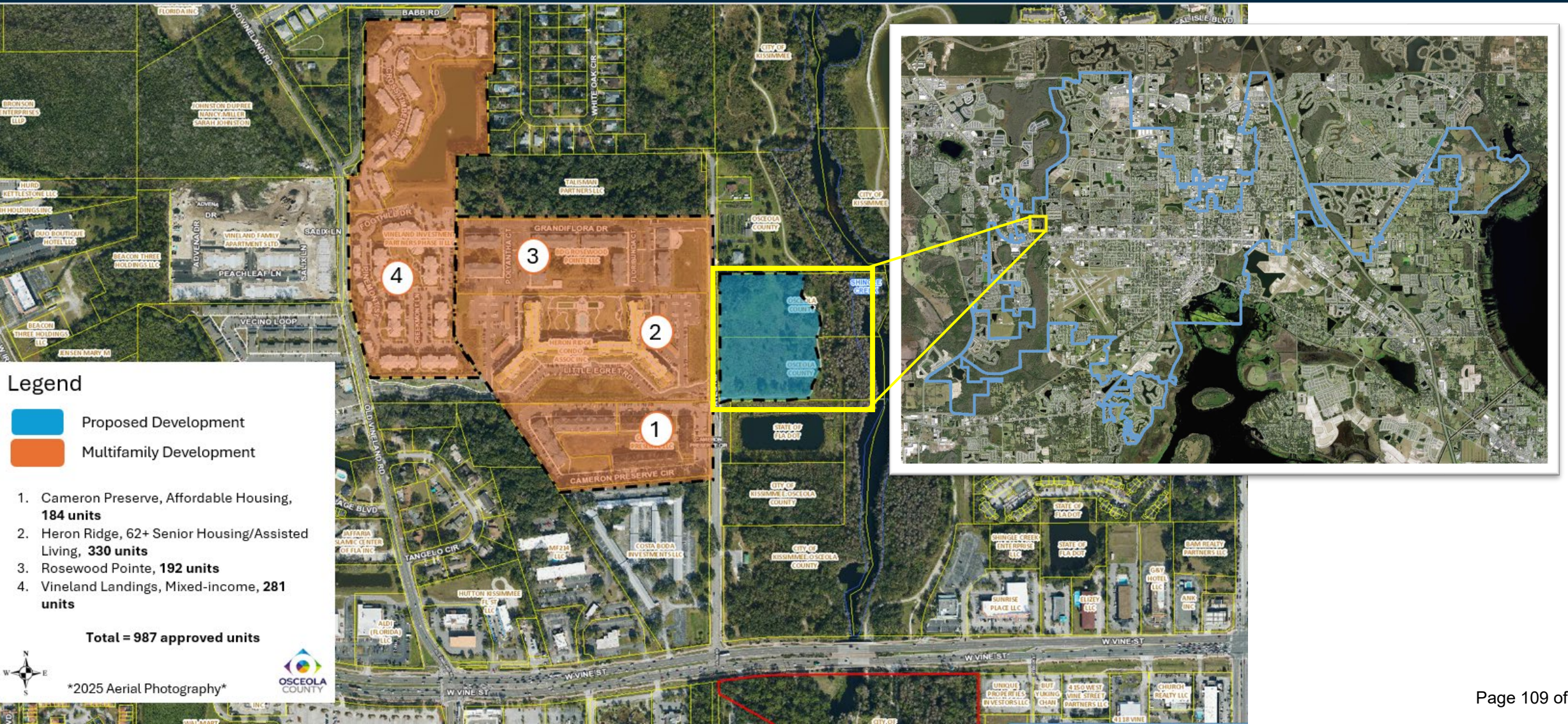
PUD-25-0014

CITY COMMISSION MEETING

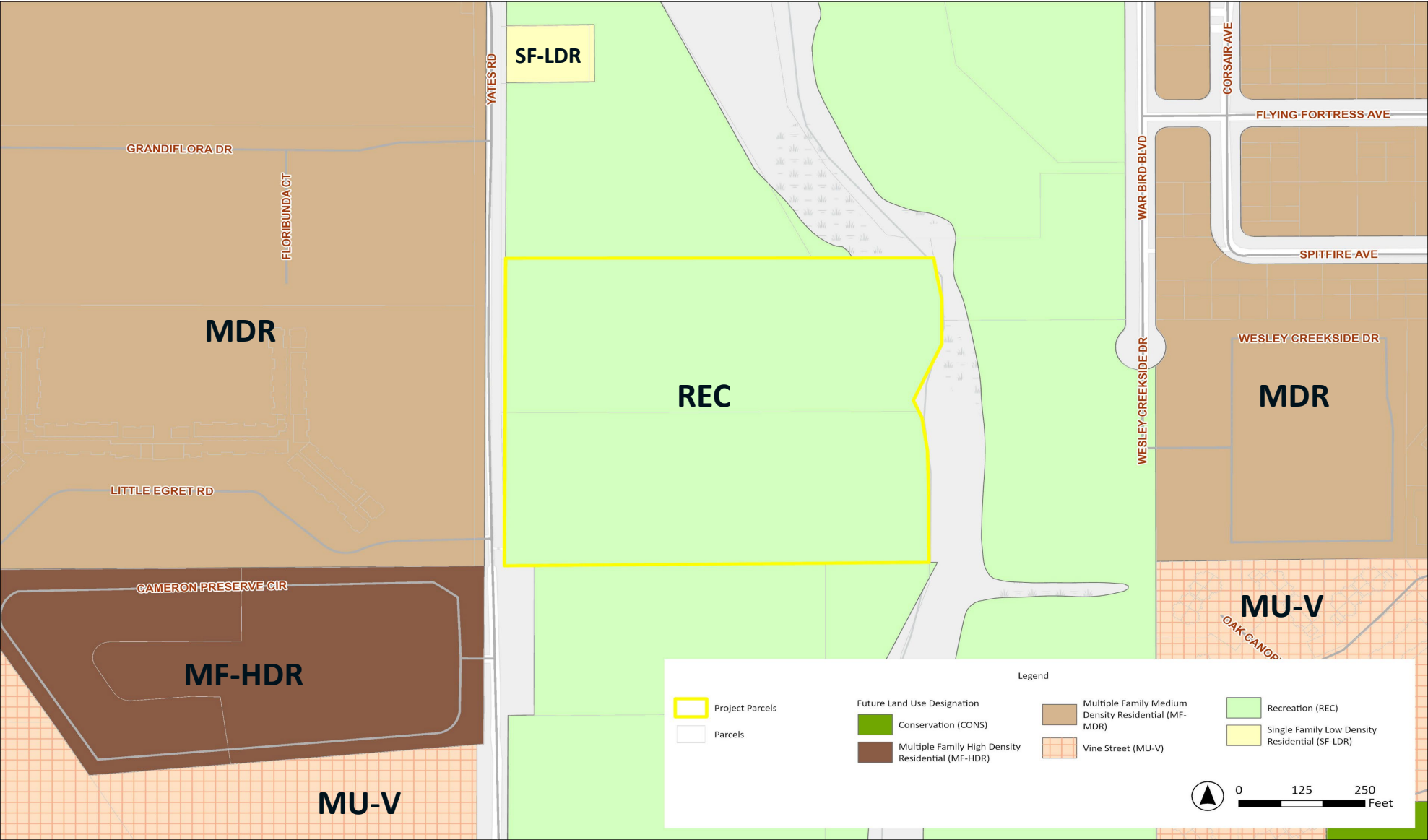
NOVEMBER 18, 2025



SUBJECT SITE

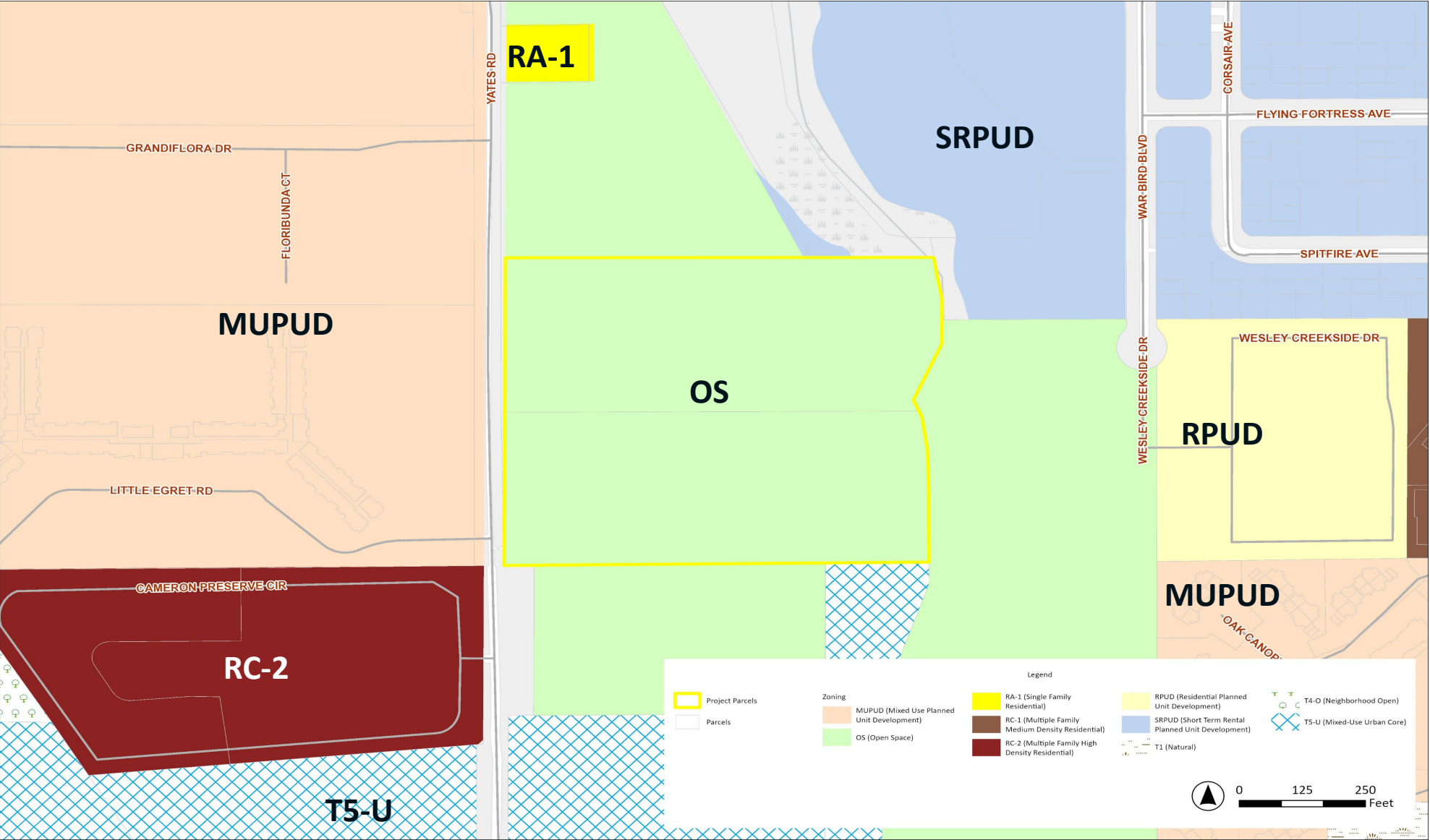


CURRENT FUTURE LAND USE



Recreational
Future Land Use

CURRENT ZONING



Open Space
Zoning

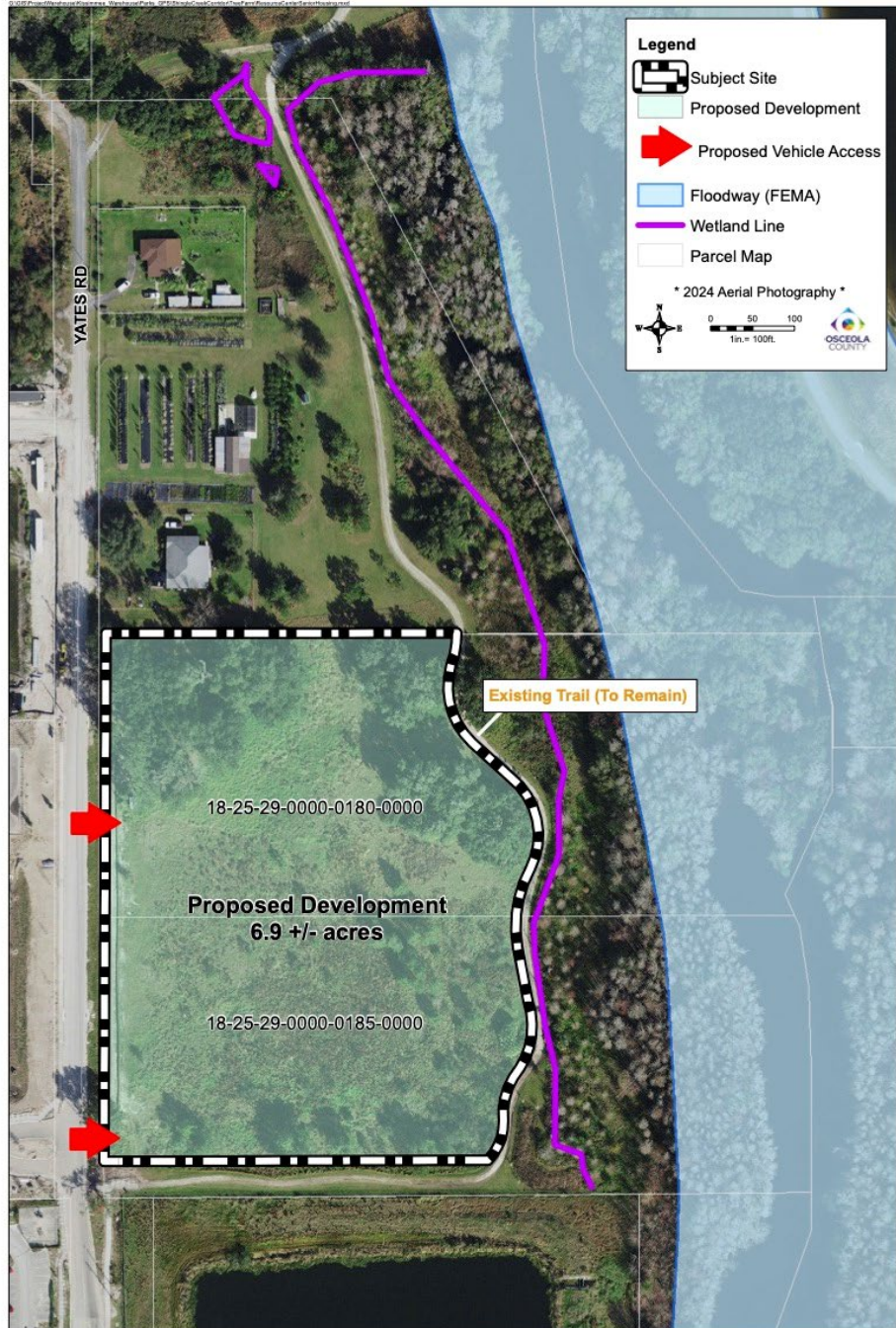
PROPOSED PROJECT

Phase 1

10,000 sq. ft. Resource Center for Osceola residents requiring access to resources and resource providers. No overnight stays.

Phase 2

100 age-restricted units for senior housing 55+



APPLICATIONS

Amendment to change the Future Land Use from Recreational (REC) to **Institutional (INST)**

POLICY 1.2.6.1: INSTITUTIONAL LAND USE DESIGNATION (INST).

The Institutional (INST) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities (excluding major utilities); and other similar activities. Development and redevelopment projects within this future land use designation may be built with an intensity of up to 2.0 FAR. The Land Development Code shall implement specific development considerations for this future land use designation.

Land uses such as places of worship, cultural or civic centers, and other similar public or private not-for-profit uses may be included within this land use designation.

Rezone from Open Space (OS) to **Planned Unit Development (PUD)**

PROPOSED PROJECT

PID	Gross Acreage/ Sq. Ft.	Wetlands	Net Developable Land Acreage	Proposed Developed Area
18-25-29-0000-0180-0000	6.63 ac / 26,830.7 sq.ft	2.47	4.16	3.64
18-25-29-0000-0185-0000	6.49 ac / 26,264.1 sq.ft.	2.35	4.14	3.36
Total	13.12 ac / 53,094.8 sq.ft	4.82	8.30	7.00

	Current FLUM	Proposed Program	Net Increase/Decrease
Residential (DUs)	0 DUs	100 DUs	+ 100 DUs
Non-Residential (sq.ft.)	60,984 sq.ft.	10,000 sq.ft	- 50,984 sq.ft.

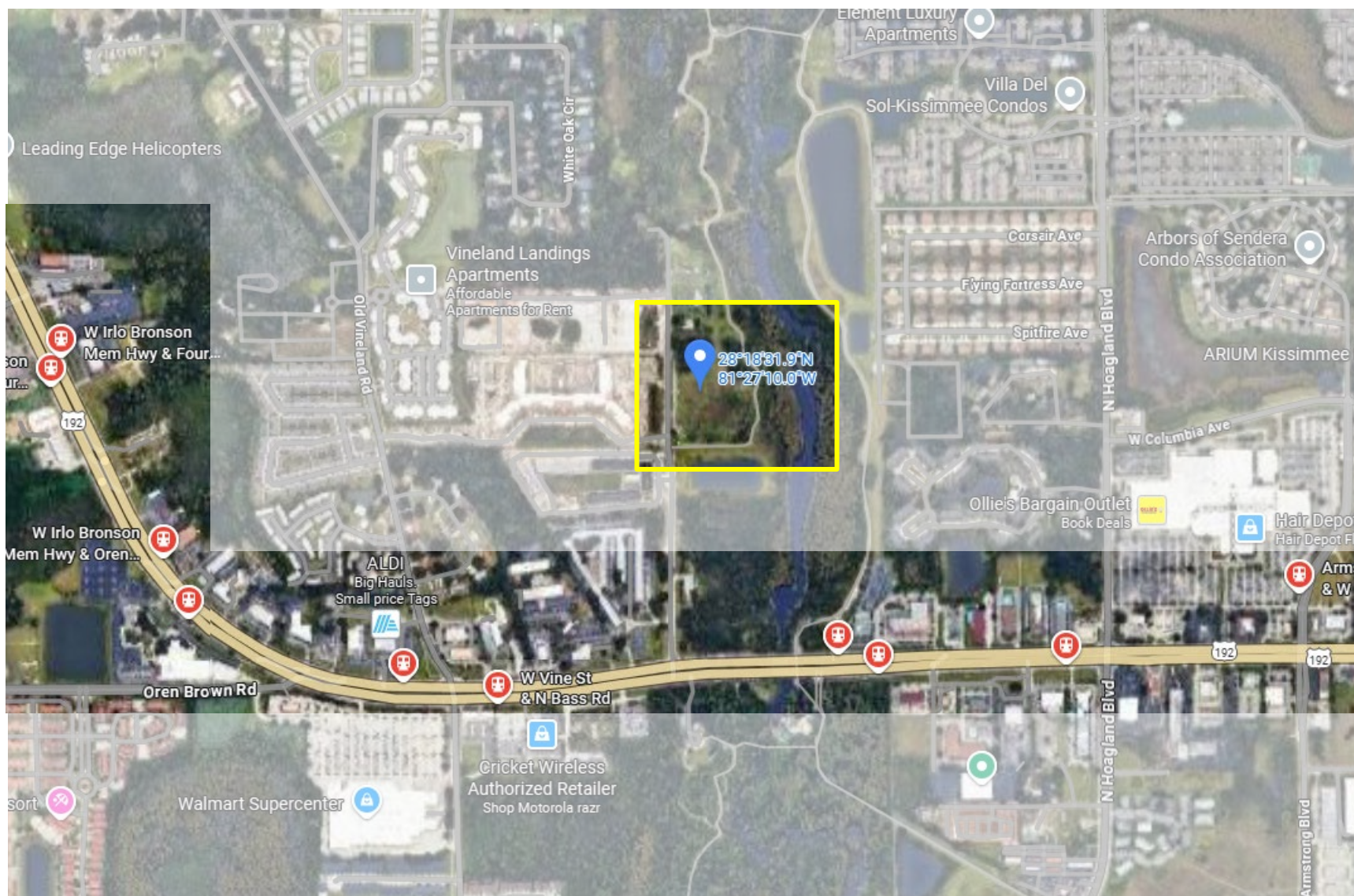
Of the total 13.12 gross acres, only 7.00 acres comprise the area subject to the proposed land use and zoning actions.

DEVELOPMENT AND DESIGN STANDARDS

Building Setbacks	10 ft. front and side setbacks 25 ft. rear setback 50 ft. buffer to existing wetlands
Architectural & Landscape Design	Will comply with City LDC
Open Space & Recreational	20% of gross acreage shall be passive & active Open Space
Vehicular Access	2 points of ingress/egress access along Yates Rd.
Parking	Residential portion: 1 space per 1 bedroom Additional 10 spaces for staff Institutional portion: 1 space per 200 sq.ft.

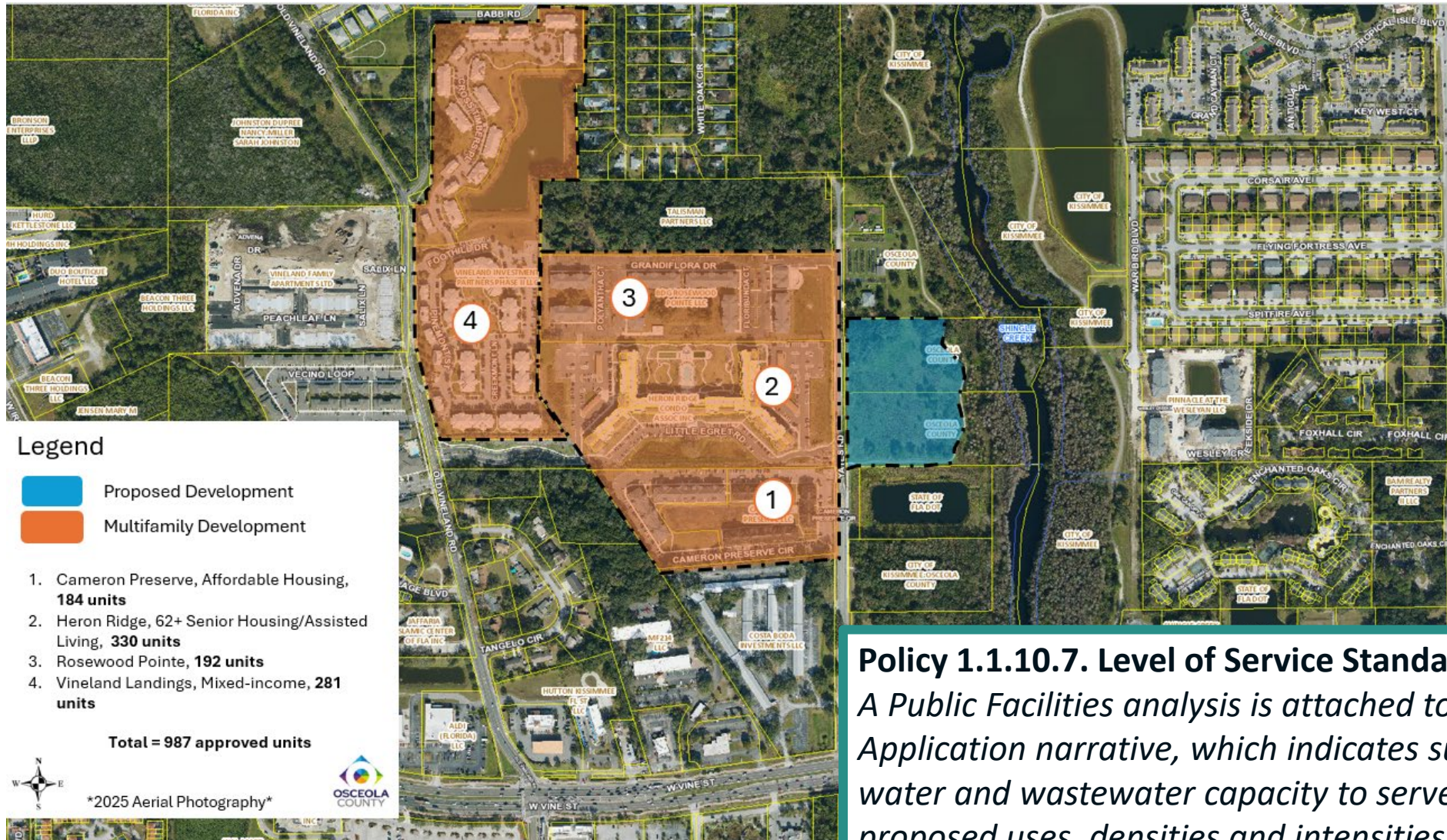
1

PROXIMITY TO TRANSIT



Access to Lynx transit for populations who are more likely to utilize this transit service.

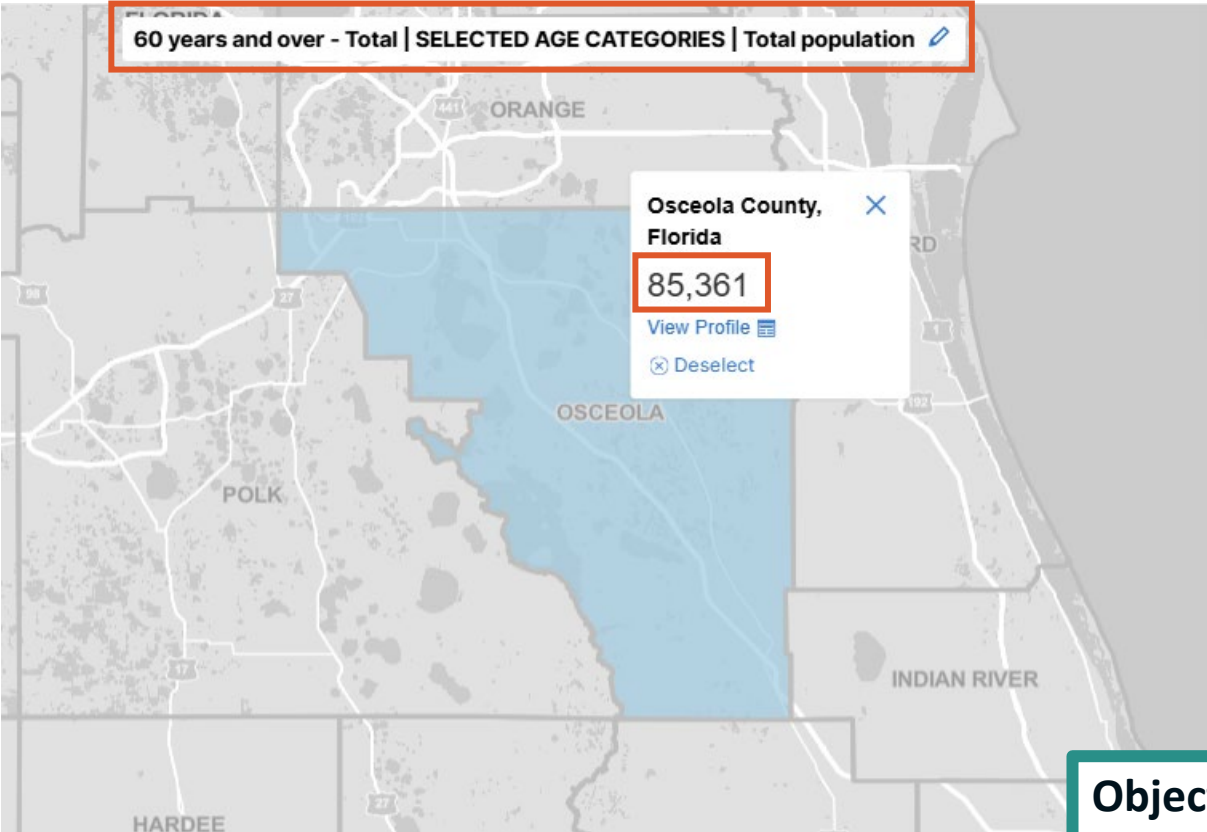
2 COMPATIBILITY



Policy 1.1.10.7. Level of Service Standards
A Public Facilities analysis is attached to the Application narrative, which indicates sufficient water and wastewater capacity to serve the proposed uses, densities and intensities.

2

COMPATIBILITY – SENIOR HOUSING



Source: [American Community Survey 2024 Dataset S0101](#)

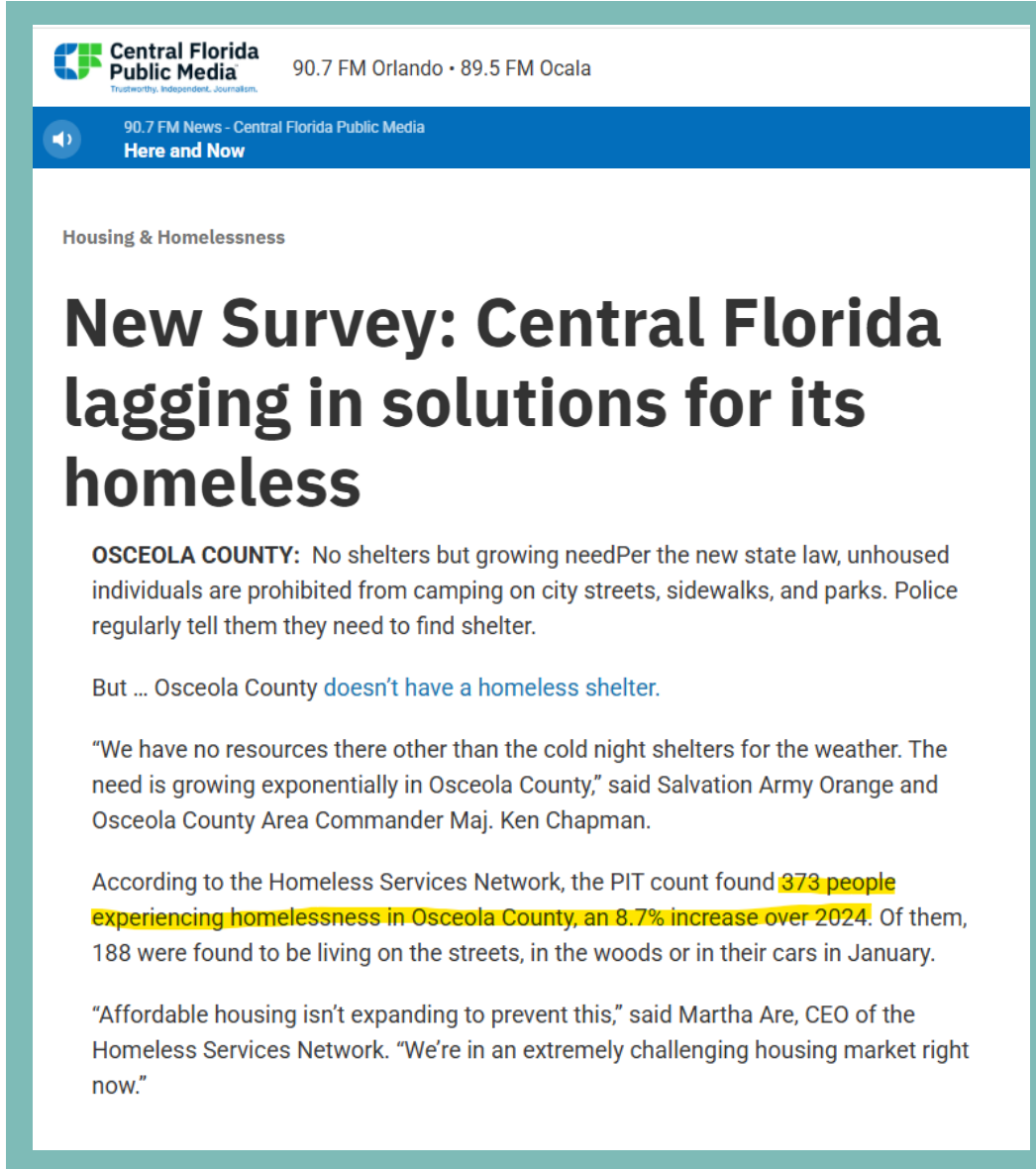
Population in Poverty by Age

	Below Poverty Level	Percent below poverty level
Under 5 years	5,820	30.4%
5-17 years	16,178	28.7%
18-59 years	31,369	16.8%
60-64 years	6,611	12.8%
65 years and over	4,779	13.3%

Data Source: American Community Survey, 2022.

Over 11,000 of the County population aged 60 + live below the poverty level.

Objective 1.2.6. Maintaining Institutional Services
The proposed development provides compatibility with adjacent land uses and allows the City to take responsive action towards the community’s needs.



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Trustworthy. Independent. Journalists.

90.7 FM News - Central Florida Public Media
Here and Now

Housing & Homelessness

New Survey: Central Florida lagging in solutions for its homeless

OSCEOLA COUNTY: No shelters but growing need Per the new state law, unhoused individuals are prohibited from camping on city streets, sidewalks, and parks. Police regularly tell them they need to find shelter.

But ... Osceola County [doesn't have a homeless shelter](#).

"We have no resources there other than the cold night shelters for the weather. The need is growing exponentially in Osceola County," said Salvation Army Orange and Osceola County Area Commander Maj. Ken Chapman.

According to the Homeless Services Network, the PIT count found **373 people experiencing homelessness in Osceola County, an 8.7% increase over 2024**. Of them, 188 were found to be living on the streets, in the woods or in their cars in January.

"Affordable housing isn't expanding to prevent this," said Martha Are, CEO of the Homeless Services Network. "We're in an extremely challenging housing market right now."

Source: [Central Florida Public Media](#), April 11, 2025

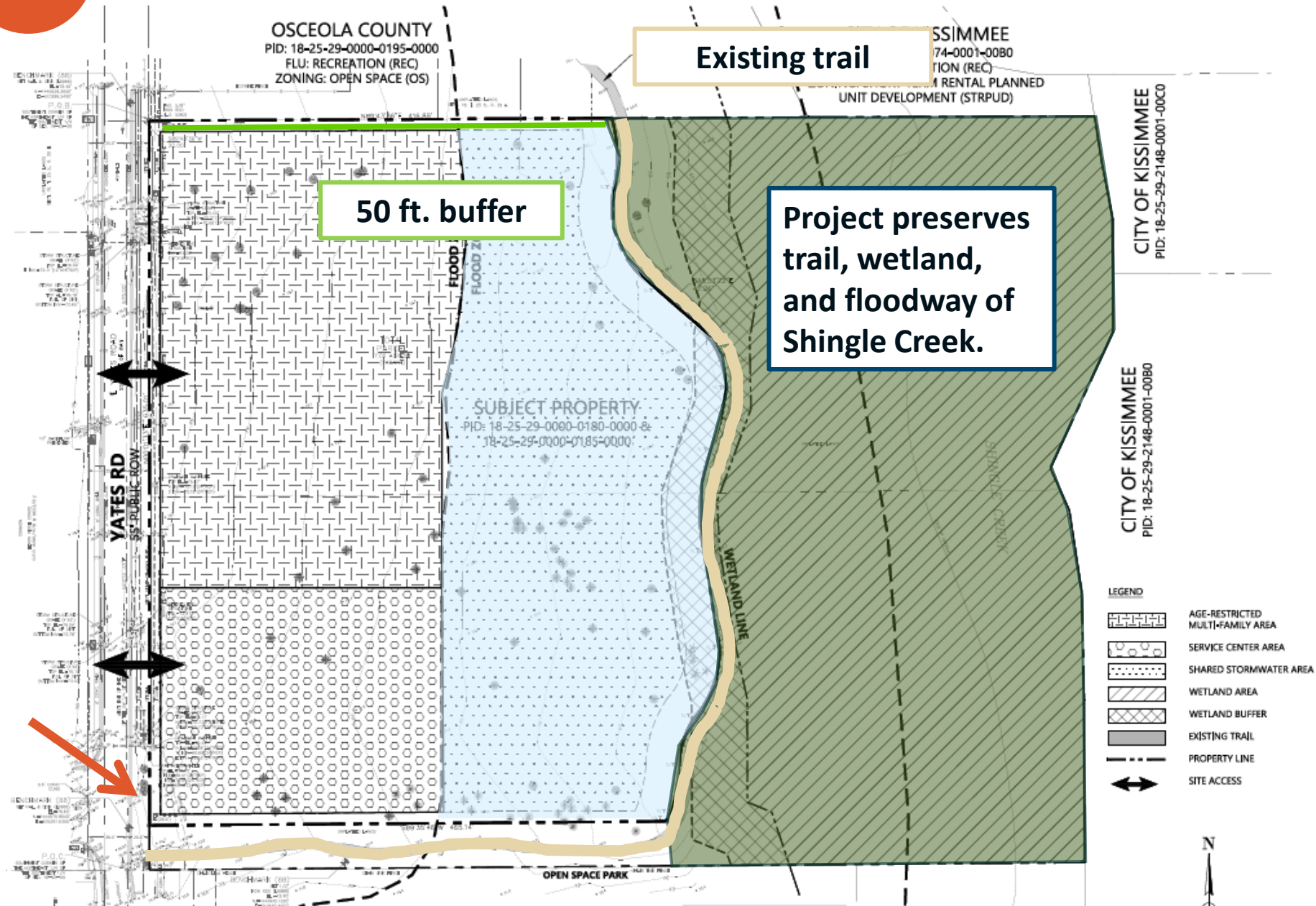
City of Kissimmee and Osceola County have already identified vulnerable population in this community in need of aid.

****The emergency resource center will only provide needed services with no overnight stays.***

Point In Time Study Source: [Central Florida Commission on Homelessness](#), 2024

3

CONSERVATION



Haven on Vine

The Haven on Vine is a vital initiative designed to address the diverse housing needs of the City of Kissimmee. Once complete, the Haven on Vine will have 83 units dedicated to affordable housing and 40 units allocated for emergency and bridge housing. The Haven on Vine aims to create a supportive and equitable community that supports the City's ongoing efforts to address homelessness and housing insecurity.

Eligibility and Priority

Prospective tenants must meet specific eligibility criteria, including a one-year residency requirement in Osceola County and income qualifications based on the U.S. Department of Housing and Urban Development guidelines. Priority placements are given to:

- Individuals experiencing homelessness
- Victims of domestic violence
- Families with children
- Displaced or homeless seniors
- Veterans

Housing Options

The development offers a variety of housing options:

- Studio apartments
- Two-bedroom units
- Emergency beds

Need Help?

Housing & Community Development

myhaven.info@kissimmee.gov
[407-518-2553](tel:407-518-2553)

101 Church Street, 1st Floor
Kissimmee, FL 34741

PARTNERSHIP

Resource Center and Senior Housing complements Haven on Vine



COMPREHENSIVE PLAN CONSISTENCY

Policy 1.1.10.7. Level of Service Standards

A Public Facilities analysis is attached to the Application narrative, which indicates sufficient water and wastewater capacity to serve the proposed uses, densities and intensities.

Policy 1.1.9.5. Urban Design and Community Appearance and Policy 6.1.2.3. Joint City-County Shingle Creek Corridor Conservation and Recreation Project

The Proposed site plan proposes to preserve Shingle Creek and its littoral zone and will serve as a natural amenity and towards the Open Space and Recreational requirements.

Objective 1.2.6. Maintaining Institutional Services

The proposed development provides compatibility with adjacent land uses and allows the City to take responsive action towards the community's needs.

OTHER CONSIDERATIONS

- **County Deed to Salvation Army will include a reverter clause that will return the property back to Osceola County should the Salvation Army not utilize the property for the permitted uses in the PUD.**
- **County will purchase additional conservation property within the Shingle Creek corridor as land becomes available for sale using SAVE funding.**
- **Operated by Salvation Army, a reputable non-profit with long standing ties with the community.**
- **County offers proposed conditions of approval.**

PROPOSED CONDITIONS OF APPROVAL

- 1) *Site Plan must be reviewed and approved by the City Commission prior to construction. With Site Plan submittal, provide the following for approval:*
 - a. *Environmental Impact Study*
 - b. *Security Plan, including at least the following:*
 - i. *Illustrating 24-hour security (On-site caretaker, private security and/or financial contribution to City to fund law enforcement for the site)*
 - ii. *Schedule to ensure property and trail surrounding property is to be patrolled regularly to ensure illegal activity is not occurring (including no camping in the area surrounding the Center and nearby trail) and trail is safe for users*
 - c. *Operational Plan, including at least the following:*
 - i. *Hours of Operation (must illustrate hours for seven days/week operations)*
 - ii. *Services to be provided and potential partners providing services*
 - iii. *Provisions for emergency operations (hurricane, cold weather, etc.)*
 - d. *Site Plan to meet City requirements, illustrating at least the following:*
 - i. *An outdoor waiting area screened from public view must be provided, to prevent people gathering on road or parking lot.*
 - ii. *Details for Senior housing services, such as transportation.*
- 2) *Should the Resource Center not receive a building permit within 24 months of this PUD approval, the PUD approval shall be revisited by the City Commission and may be revised or revoked by the City Commission.*
- 3) *Within 12 months following a Certificate of Occupancy and annually thereafter, a report shall be submitted for review by the City Commission, documenting compliance with the approval and activities on the site. Commission may call for a report before the annual report is due, if situations arise that would require action. i.e., excessive police calls or calls for emergency services.*
- 4) *There shall be no overnight stays at the Resource Center, with the exception of any caretaker or security.*
- 5) *No outside groups may feed or provide items or services onsite unless in compliance with the Operational Plan. No services are permitted on the site when the Center is closed.*
- 6) *Salvation Army operation on Mill Slough must cease when resource center opens.*
- 7) *Senior housing units are limited to seniors (55+ years old) and one-bedroom units. Kissimmee/St. Cloud/Osceola County residents will receive priority for available units.*
- 8) *Any board or committee that oversees the center should have at least one City representative on said board or committee.*

THANK YOU





RECORD COPY

Fwd: 2025-11-18 Commission Meeting Items 4.A / 4.B. The 2001 Yates Rd Future Land Use Map Amendment and Rezoning

From Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>

Date Tue 11/18/2025 4:20 PM

To Tameara Crespo <TAMEARA.CRESPO@kissimmee.gov>

Cc Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>

FYI

Begin forwarded message:

From: Jackie Espinosa <jackie.espinosa@kissimmee.gov>

Date: November 18, 2025 at 2:09:56 PM EST

To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>

Subject: Fwd: 2025-11-18 Commission Meeting Items 4.A / 4.B. The 2001 Yates Rd Future Land Use Map Amendment and Rezoning

Sent from my iPad

Begin forwarded message:

From: Alex Alemi <alexalemi@gmail.com>

Date: November 17, 2025 at 9:52:32 PM EST

Subject: 2025-11-18 Commission Meeting Items 4.A / 4.B. The 2001 Yates Rd Future Land Use Map Amendment and Rezoning

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Dear Commissioners,

At the city commission meeting tomorrow, you will be considering items 4.A and 4.B, the Future Land Use Map Amendment and Rezoning for 2001 Yates Rd.

As Future Land Use Map Amendments and Zoning Map amendments, these appeared before the PAB on 2025-11-05. As it states in your Agenda Packet, the PAB unanimously recommended denial of these two amendments.

While the recordings of the PAB meetings are ordinarily made available shortly after our meetings, as of writing this, the audio recording of the 2025-11-05 PAB meeting where we discussed these items has anomalously not been added to the City of Kissimmee Meeting Portal. Being a public meeting, the recording is public record. I made a public record request for the meeting recording and received a copy today. I am writing this email because I wanted to ensure that the City Commission had access to the PAB's discussion and reasoning ahead of your own meeting. The recording is available here: <https://media.kissimmee.fyi/pab/2025-11-05-recording.mp3>. The relevant discussion starts at the [51:35 timestamp](#).

Best Regards,

Alex Alemi

[AlexAlemi@gmail.com]

RECORD COPY

Jolene Sheive
1764 Lee Janzen Drive
Kissimmee, FL 34744
jsheive@gmail.com
407-908-1840
November 18, 2025

Mike Steigerwald
City Manager
City of Kissimmee
101 Church Street
Kissimmee, FL 34741

Dear Mr. Steigerwald:

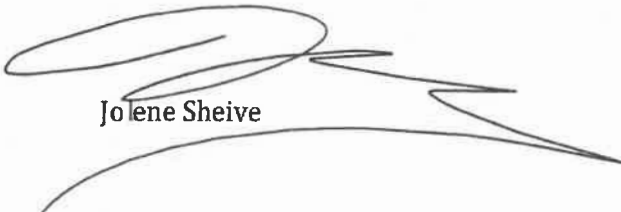
I am writing to express my interest in serving on the Toho Water Authority Board. As a long-time Osceola County resident, business owner, and active community member, I would welcome the opportunity to contribute my experience to this important board.

My background in real estate, commercial development, and property management has given me a strong understanding of the needs of a growing community. I currently serve on several boards and civic organizations, where I work closely with local leaders on projects that impact our region's long-term success.

I believe my professional experience, community involvement, and understanding of local development issues would allow me to be a meaningful contributor to Toho's continued progress. Attached is my résumé and a brief summary of my board qualifications for your consideration.

Thank you for your time, and I would appreciate the opportunity to discuss this further.

Sincerely,



Jolene Sheive

- Minimized vacancy periods by collaborating with building owners to implement improvements to marketing initiatives, business plans and tenant outreach programs.
- Monitored timely receipt and reconciliation of rent collections in accordance with landlord and tenant statutes.
- Evaluated and recommended changes in rental pricing strategies to remain competitive in market.
- Digitized information files in our property management web page and maintained database.
- Resolved policy and coverage-related concerns for clients, insurance carriers and producers.
- Maintained sufficient number of units market-ready at all times.
- Maintained original leases and renewal documents in digital and hard copy format for property management office.
- Followed up on delinquent tenants and coordinated collection procedures.
- Developed, reviewed and submitted property operating and capital budgets.
- Completed final move-out walk-through with tenants to identify required repairs.
- Communicated regularly with key on-and off-site tenant contacts to achieve satisfaction with facility and services.
- Handled tenant complaints promptly and appropriately, calling in repairmen and other support services as needed.

SLS Investments Of Central Florida- Self Employed - Partnership Manager

Kissimmee, FL

11/2010 - Current

- Implemented account diagnostics, relationship analysis and engagement execution.
- Drove efficiency improvement through continued process of staying ahead of potential property issues.
- Maintained positive customer relations by addressing problems head-on and implementing successful corrective actions.
- Conducted market forecasting to determine possible changes and issues for business.
- Reduced workflow inconsistencies by hiring capable employees.
- Utilized negotiation skills to obtain contracts on potential properties for portfolio.
- Evaluated and recommended changes in property holdings and implemented strategies to remain competitive in market.
- Completed applications, negotiated with underwriters and prepared proposals for new and renewal business proposals and offerings.

Stewart Title Guaranty Company - Licensed Title Insurance Agent

Kissimmee, FL

06/1998 - 10/2010

- Reviewed legal documents such as mortgage loans, title liens and

Raymond Sanchez - MBA

Orlando, FL

(407)-922-9178

raymond.sanchez.fl@gmail.com

[linkedin.com/in/rsanchezfl](https://www.linkedin.com/in/rsanchezfl)

PROFILE SUMMARY

I am excited to contribute to the growth of a dynamic hospital expanding from 64 to 96 beds, complemented by three free-standing emergency rooms and two urgent care facilities. With a passion for fostering strong physician partnerships and driving strategic business development, I am committed to enhancing collaboration between our healthcare system and medical professionals to deliver exceptional patient care. My expertise lies in building trust-based relationships with physicians, aligning their expertise with our hospital's mission, and identifying opportunities to expand services across our growing network. By leveraging data-driven strategies and a deep understanding of healthcare trends, I aim to support our expansion efforts, strengthen community ties, and ensure seamless integration of our ER and urgent care locations to meet the evolving needs of our patients.

SKILLS

- Client Acquisition and Retention
- Strategic Sales Presentations
- Product and Market Knowledge
- Technical Skill Enhancement
- Team Leadership and Development
- Operational Efficiency
- Protocol and Procedure Development
- Capital Equipment Management
- Team Coordination and Communication
- Power BI

- Certificate Business Analytics
The Wharton School | Jul 2025
- Master of Business Administration
University of East London
London, UK | Jan 2024
- Associate of Science Degree
Anthem College
Orlando, FL | Mar 2007
- Florida Notary Public Commission

CORE COMPETENCIES

- **Sales and Business Development:** Achieved 16% of overall sales and 32% of new business in 2023 at Cognitive Kinetics Inc., surpassing sales targets.
- **Surgical Technology and Leadership:** Led neurosurgical and trauma programs at Osceola Regional Medical Center, including precepting new staff and managing monthly schedules.
- **Operational and Project Management:** Oversaw community operations and project management, enhancing living standards and community functionality.
- **Strategic Planning and Community Engagement:** Led government affairs and continuous community engagement initiatives through supporting science education.
- **Physician Relations and Network Expansion:** Cultivated strategic partnerships with physicians to support the hospital's growth from 64 to 96 beds, integrating three

PROFESSIONAL EXPERIENCE

Director of Physician & Provider Relations | Business Development

Oviedo Medical Center | Oviedo, FL

Oct 2024 – Present

- Developed and maintained strategic relationships with key stakeholders, including physicians, surgeons, hospital CEOs, EMS leaders, urgent care staff, advanced practice providers, surgical leaders, and physician office staff to drive hospital service growth.
- Supported hospital expansion from 64 to 96 beds, enhancing capacity and service delivery.
- Facilitated growth and operations of three free-standing ERs and two urgent care facilities.

Spine & Orthopedic Trauma Sales Representative

Cognitive Kinetics Inc. | Daytona Beach, FL

Nov 2021 – Sep 2024

- Contribute to 16% of the overall 2023 sales and 32% of new business, surpassing sales targets and setting a new standard within the team.
- Successfully acquire more new surgeons than any other sales representative and maintain strong client relationships, resulting in high client retention rates.
- Develop and deliver compelling sales presentations, handling objections and closing high-value deals.
- Demonstrate understanding of instrumentation and product usage, continuously researching market trends to stay ahead.
- Participate in training sessions, enhancing technical skills and market knowledge, and seeking out new products and solutions for clients.

RECORD COPY

VOLUNTEER EXPERIENCE

Board of Directors for the Board of Adjustment | City of Kissimmee

July 2025 – Present

- The Board of Adjustment determines variances from the terms of the Land Development Code.

Good Government Group | Chairman | Oviedo Medical Center

Dec 2024 – Present

- The Good Government Group hosts meetings on local, state, and national political issues and provides facility tours for candidates and officials. They engage in legislative actions by contacting elected representatives about key member issues and participate in advocacy activities and political campaign volunteering.

Board of Supervisors | Chairman | Tapestry Community Development District

Jun 2024 – Present

- Provide leadership in planning, financing, and maintaining community development projects, needs of the district.

Community Board Member | Better Together

Jun 2024 – Present

- Contribute to the organization's mission of empowering families to achieve self-sufficiency and build a brighter future. Job coach to members of Better Jobs via Better Together.

Board of Directors | Chairman - Government Affairs | Young Professionals for Orlando Science Center

Dec 2022 – Dec 2023

- Led government affairs and community engagement initiatives to support science education and promote the center's mission.

Board of Directors | Vice President | Neighborhood Home Owners Association | Kissimmee, FL

Aug 2021 – Apr 2023

- Oversaw operations and community projects, enhancing living standards and fostering a well-functioning community.

Board of Directors | Kissimmee Utility Authority | Kissimmee, FL

Oct 2020 – Mar 2023

- Contributed to setting policy direction, approving budgets, and authorizing major purchases to improve utility services and infrastructure.

Worshipful Master | Free and Accepted Masons of Florida | Kissimmee, FL

Jan 2019 – Jan 2020

- Served as the president of Orange Blossom Lodge No. 80, setting policies and managing a budget for a lodge of 145 members, focusing on personal and community improvement.

Medical Mission Trip Coordinator | CRUDEM Foundation | Milot, Haiti

Feb 2017&Feb 2019

- Organized and procured supplies and instrumentation and maintained the daily surgical schedule for Hôpital Sacré Coeur, supporting quality healthcare and education in the Haitian community.

Cover Letter for TOHO Water Authority Advisory Board

From: Darlene Roucoulet - 2403 Cecile Street, Kissimmee, FL 34741

Demonstrating Leadership, Governance, and Community Engagement

To Whom It May Concern,

I am pleased to submit my resume for consideration as a member of the TOHO Water Authority Advisory Board. My professional background and volunteer experience have equipped me with a strong foundation in leadership, governance, and community advocacy, making me an ideal candidate for this important role.

Leadership and Governance Experience

As former President of the Windsor Oaks Homeowners Association (HOA) Board, I have demonstrated effective leadership and a commitment to transparent governance. My responsibilities included conducting board meetings in accordance with Roberts Rules of Order, ensuring that all stakeholders had a voice and that decisions were made in a fair and organized manner. I also oversaw budgeting processes, managed financial resources responsibly, and facilitated the resolution of homeowner complaints and property issues.

My role required selecting and negotiating with vendors to ensure quality and value for our community, as well as managing foreclosure processes with sensitivity and adherence to legal standards. Through these experiences, I have honed my skills in conflict resolution, financial oversight, and organizational management.

Policy Development and Community Initiatives

I led initiatives to update our HOA policies to better address the evolving needs of our community. This included revising guidelines for owners and tenants, parking regulations, pet policies, and the structure of violation fines. My approach emphasized collaboration, transparency, and a balanced consideration of diverse viewpoints to create policies that fostered safety, harmony, and compliance within Windsor Oaks.

Campaign Organization and Volunteerism

In addition to my work with the HOA, I have actively contributed to campaign initiatives as both an organizer and volunteer. I provided strategic support and organizational skills that

Darlene Roucoulet

2403 Cecile Street • Kissimmee, FL 34741
Phone: 407-436-8096 • Email: darcou923@gmail.com
State Certified Notary Public

Professional Summary

Detail-oriented Administrative Specialist with 12+ years of experience supporting airport operations through advanced administrative, clerical, and bookkeeping functions. Skilled in project coordination, budget assistance, vendor management, data analysis, and customer service. Adept at managing security access programs, handling sensitive records, supporting department leadership, and ensuring compliance with city, state, and federal policies. Known for strong organizational judgment, accuracy, and the ability to work independently in fast-paced environments.

Core Competencies

- Administrative & Executive Support
 - Assists with Budget & Financial Tracking
 - Vendor & Contract Coordination
 - Record Management & Compliance
 - Airport Operations Support
 - Access Control Program Oversight
 - Meeting, Event & Travel Coordination
 - Report & Data Compilation
 - Customer Service & Public Relations
 - Experience in Microsoft Office
 - Project Management Support
 - Notary Public Services
-

Professional Experience

Airport Administrative Specialist

City of Kissimmee – Airport Department
Kissimmee, FL
7/30/2013 - Current

Facility & Vendor Coordination

- Submit and track facility work orders for airport administration building and control tower.
 - Coordinate with vendors for repairs, services, and equipment verification.
 - Solicit estimates for facility and grounds services and submitted for approval.
-

Education

Highschool Diploma

Certifications

- **State Certified Notary Public – Florida**
 - **Valid Florida Driver's License**
-

Technical Skills

- Microsoft Word, Excel, PowerPoint, Outlook
 - Spreadsheets & Data Analysis
 - Record Management Systems
 - Office Equipment Operation (copier, fax, multi-line phone, etc.)
-

Additional Qualifications

- Able to type **60+ WPM** with high accuracy
- Strong attention to detail and confidentiality
- Able to work in fast-paced, high-stress environments
- Strong judgment, problem-solving, and multitasking abilities

Relevant Experience

Former President of Windsor Oaks HOA Board: Demonstrated leadership and governance by conducting meetings according to Roberts Rules of Order, overseeing budgeting, handling homeowner complaints and property issues, selecting vendors, and

ITEM 7.B

Resolution to Accept Grant Funding Amendment No. 2 from Florida Department of Transportation for Parcel 8 Construction

Request

Approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment No. 2 from the Florida Department of Transportation (FDOT) for the Construction of the supporting infrastructure for the development of Parcel 8 Project at Kissimmee Gateway Airport, for \$755,000.00 (Grant #Par8const).

Explanation

The Florida Department of Transportation (FDOT) is offering a grant to increase construction funding for site preparation of the Airport's Parcel 8 Project (future aircraft storage and maintenance hangars). The amendment increases funding for the project by \$943,750.00 (\$755,000 FDOT 80%, \$188,750 Local 20%). This Amendment adds funds to the previously received \$3,755,000 FDOT Grant for the project. Parcel 8 is located on the airport west of MLK Blvd. and Dyer Blvd. and will provide the ability for aviation business development. Staff requests approval of FDOT PTGA — Amendment No. 2 to assist in funding the construction project.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
46170106-506393		Decrease	188,750	188,750
47070106-506393		Increase	188,750	188,750
47000334-334410		Increase	755,000	755,000

Financial Summary:

Portions of this project are funded by the Florida Department of Transportation (80%) and the Kissimmee Gateway Airport (20%) will be allocated from a combination of several carry-forward projects from FY2025 and Series 2024A bond (AP2305, AP2400, AP2506 and AP2502). The total project amount is \$4,693,750 with each agency funding the following amounts:

FDOT-PTGA (Grant #: 440781-1-94-01) - \$1,000,000
Kissimmee Gateway Airport - \$250,000

FDOT-PTGA Amendment #1 (Grant #: 440781-1-94-01) - \$2,000,000
Kissimmee Gateway Airport - \$500,000

FDOT-PTGA Amendment #2 (Grant #: 440781-1-94-01) — \$755,000
Kissimmee Gateway Airport - \$188,750.

Recommendation

City of Kissimmee

Approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment No. 2 from the Florida Department of Transportation (FDOT) for the construction of the supporting infrastructure for the development of Parcel 8 Project at Kissimmee Gateway Airport, for \$755,000.00.

REQUESTED CITY COMMISSION ACTION:

Accept
Approve

Department: Airport
Presenter:

Attachment(s):

1. (S) PTGA Amendment #2 to Sponsor 440781-1-94-01 Parcel 8 Construction at ISM
2. Finance Backup - Airport - FY2025 Carryforwards -Proposed Parcel 8 Xfer \$92,333

Financial Project Number(s): (item-segment-phase-sequence)	Fund(s):	DDR,DPTO	FLAIR Category:	088719
440781-1-94-01	Work Activity Code/Function:	215	Object Code:	751000
	Federal Number/Federal Award		Org. Code:	55052000531
	Identification Number (FAIN) – Transit only:		Vendor Number:	VF596000348026
Contract Number: G3163	Federal Award Date:		Amendment No.:	2
CFDA Number: N/A	SAM/UEI Number:			
CFDA Title: N/A				
CSFA Number: 55.004				
CSFA Title: Aviation Grant Program				

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION
GRANT AGREEMENT

Form 725-000-03
STRATEGIC
DEVELOPMENT
OGC 10/25

- ___ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
___ *Additional Exhibit(s):

4. Project Cost.

The estimated total cost of the Project is X increased/ ___ decreased by \$943,750 bringing the revised total cost of the project to \$4,693,750.

The Department's participation is X increased/ ___ decreased by \$755,000. The Department agrees to participate in the Project cost up to the maximum amount of \$3,755,000, and, additionally the Department's participation in the Project shall not exceed 80.00% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY City of Kissimmee

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____
Name: _____
Title: _____

By: _____
Name: James S. Stroz, Jr., P.E.
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 10/25

EXHIBIT A

Project Description and Responsibilities

A. Project Description (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): Construction of the supporting infrastructure for the development of Parcel 8 West of Dyer Blvd and East of Runway 15 \ Taxiway A.

B. Project Location (limits, city, county, map): Kissimmee Gateway Airport/Kissimmee, FL/Osceola

C. Project Scope (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): Infrastructure Construction: As required by 215.971, F.S., this scope of work includes but is not limited to consultant fees, survey and geotechnical costs, permit preparation and application fees. Construction of pavement (access roadways, parking lots, and sidewalks), drainage, utilities, pavement marking, lighting and signage, fencing and gates, landscaping (including outdoor lighting), and indoor/outdoor security systems, including all materials, equipment, labor, and incidentals required to complete this project.

The project consists of associated airside and landside improvements to support complementary revenue producing hangar and office buildings. Airside improvements consist of apron space for parking, aircraft run-up area, and circulation of small aircraft, and access taxi-lane from Taxiway Alpha, and incidental storm, drainage, marking, lighting, and signage. Landside improvements consist of sidewalks, auto parking, utilities, storm, drainage, and landscaping, and other incidentals necessary for design and permitting. The costs indicated are for the construction of site development improvements necessary to support the buildings (buildings and everything inside the buildings are not included).

"The specifics of the Project Scope for construction are described in and limited by the Project Construction Plans identified as "Dyer Business Airpark Development (Parcel 8)" at Kissimmee Gateway Airport, prepared by Avcon, Inc., Engineers & Planners, dated July 14, 2025, together with all plan updates, necessary design variation, exceptions, and change orders approved by the Agency. The Sponsor will comply with Aviation Program Assurances.

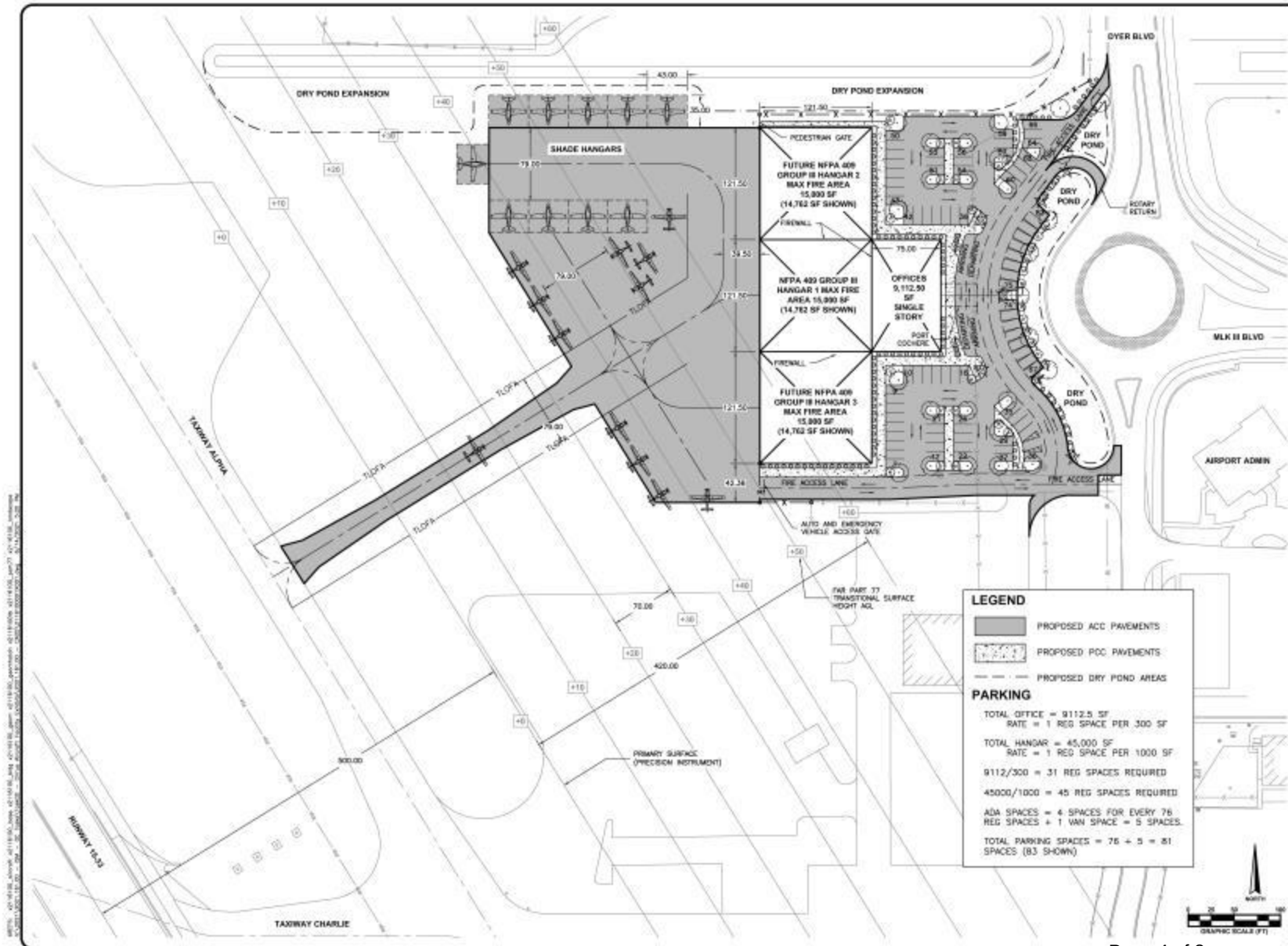
D. Deliverable(s): Final close out documents to be uploaded into JACIP.

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

E. Unallowable Costs (including but not limited to): Stored materials unless prior written approval from FDOT is obtained.

F. Transit Operating Grant Requirements (Transit Only):

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 10/25

EXHIBIT B

Schedule of Financial Assistance

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT
CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
440781-1-94-01	DDR	088719	2025	751000	55.004	Aviation Grant Program	\$1,000,000.00
440781-1-94-01	DDR	088719	2026	751000	55.004	Aviation Grant Program	\$2,000,000.00
440781-1-94-01	LF	088719	2026	751000	55.004	Aviation Grant Program	\$500,000.00
440781-1-94-01	LF	088719	2025	751000	55.004	Aviation Grant Program	\$250,000.00
440781-1-94-01	DPTO	088719	2026	751000	55.004	Aviation Grant Program	\$755,000.00
440781-1-94-01	LF	088719	2026	751000	55.004	Aviation Grant Program	\$188,750.00
Total Financial Assistance							\$4,693,750.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	\$3,755,000.00	\$938,750.00	\$0.00	\$4,693,750.00	80.00	20.00	0.00
Capital Equipment/ Preventative Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Mobility Management (Transit Only)	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Totals	\$3,755,000.00	\$938,750.00	\$0.00	\$4,693,750.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 10/25

Joseph A. Jerkins

Department Grant Manager Name

Signature

Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 10/25

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF KISSIMMEE
AUTHORIZING THE EXECUTION OF THE STATE
OF FLORIDA DEPARTMENT OF
TRANSPORTATION PUBLIC TRANSPORTATION
GRANT AGREEMENT AMENDMENT.**

WHEREAS, the State of Florida Department of Transportation previously agreed to provide funds for the construction of the supporting infrastructure for the development of Parcel 8, West of Dyer Blvd and East of Runway 15 \ Taxiway A at the Kissimmee Airport through a Public Transportation Grant Agreement (PTGA) dated August 8, 2024; and

WHEREAS, the State of Florida Department of Transportation agreed to increase funding for the Parcel 8 Project, and a First Amendment to the PTGA was executed on August 26, 2025; and

WHEREAS, the State of Florida Department of Transportation has once again agreed to increase funding for the Parcel 8 Project, and therefore the Parties must execute a second amendment to the PTGA.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kissimmee, Florida, in lawful session assembled, that the Mayor and City Clerk of the City of Kissimmee are hereby authorized to execute the Public Transportation Amendment No. 2 to the Public Transportation Grant Agreement as to FM No.: 440781-1-94-01, Contract G3163, Function 215.

PASSED AND DULY ADOPTED on this _____ day of December 2025.

CITY OF KISSIMMEE, FLORIDA

Mayor-Commissioner

ATTEST

City Clerk

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS**

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 10/25

EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation

State Project Title: Aviation Grant Program

CSFA Number: 55.004

***Award Amount:** \$3,755,000

*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: <https://apps.fldfs.com/fsaa/searchCatalog.aspx>

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.004 are provided at:
<https://apps.fldfs.com/fsaa/searchCompliance.aspx>

The State Projects Compliance Supplement is provided at: <https://apps.fldfs.com/fsaa/compliance.aspx>

CITY OF KISSIMMEE
PROJECTS TO BE CARRIED FORWARD TO FY 2025-26

PROJECT	PROJECT TITLE	ACCOUNT	OBJECT	REQUESTED CARRYOVER NOT TO EXCEED
PD2511	Evidence & Forensics Facility	36030406	506292	387,000
PD2511	Evidence & Forensics Facility	36030406	506292	2,750,000
PD2512	Emergency Operations Complex	36030406	506292	1,992,000
PD2512	Emergency Operations Complex	36030406	506292	8,471,524
FD2527	Fire Station #5 at Mark Durbin Park	36035106	506292	207,000
FD2527	Fire Station #5 at Mark Durbin Park	36035106	506292	269,200
FD2527	Fire Station #5 at Mark Durbin Park	36035106	506292	1,437,187
FD2527	Fire Station #5 at Mark Durbin Park	36035106	506292	11,000,000
FD2528	Fire Station #2 at Mill Run Park	36035106	506292	11,882
FD2528	Fire Station #2 at Mill Run Park	36035106	506292	28,000
FD2528	Fire Station #2 at Mill Run Park	36035106	506292	1,437,187
FD2528	Fire Station #2 at Mill Run Park	36035106	506292	10,884,813
CS2500	City Hall Renovations	36045606	506292	65,500
CS2500	City Hall Renovations	36045606	506292	175,000
CS2517	City Hall Elevator Replacement	36045606	506292	700,000
CS2519	Central Svcs Roof (Multiply Bldgs)	36045606	506393	510,000
CS2520	Vehicle Wash Facility	36045606	506292	350,000
CS2522	City Hall Fire Alarm Replacement	36045606	506393	140,000
PW2509	Road Resurfacing Project	36045656	506393	5,479,200
PR2522	Durbin Community Center & Park	36050406	506292	10,000
PR2522	Durbin Community Center & Park	36050406	506292	350,732
PR2522	Durbin Community Center & Park	36050406	506292	612,000
PR2522	Durbin Community Center & Park	36050406	506292	8,143,500
AP2506	Parcel 8 Construction	36070106	506393	500,000
CM2507	Future Bond Projects	36090706	506292	175,018
PW2510	Woodside Drainage ILA	40945206	506393	7,714,000
SW1827	Woodside Drainage Improvements	40945206	506393	87,746
SW1914	Mill Slough Restoration	40945206	506393	1,320,269
SW2304	Data Collection System	40945206	506494	6,800
SW2307	Stage Meter (2)	40945206	506494	10,835
SW2315	Bermuda Estate Drainage Improv	40945206	506393	46,069
SW2412	Mill Run Pond Outfall Improvements	40945206	506393	7,853
SW2501	Mill Pond Improvement	40945206	506393	700,000
SW2502	Woodside Drainage Improvement	40945206	506393	1,725,210
SW2503	Velocity Meter	40945206	506494	8,927
SW2504	Water Quality Logger	40945206	506494	8,600
SW2505	1/2 Ton Pick-up Truck	40945206	506495	21,877
SW2319	Flooring	40945506	506393	33,900
SW2321	Roof	40945506	506393	41,000
SW2506	Slip-line Program	40945506	506393	798,759
SW2507	Excavator	40945506	506494	14,794
AP2302	Air Traffic Ctl Tower	46170106	506393	13,580
AP2305	Taxiway D Design	46170106	506393	72,390
AP2400	Taxiway D - Design	46170106	506393	8,943
AP2500	Parcel 8 Development - Construction	46170106	506393	1,418,800
AP2502	Taxiway D (Extension) Design Phase	46170106	506393	11,000
AP2503	Maintenance 4X4 Crew Cab Vehicle w	46170106	506494	41,050
CS2260	Police Department Roof Replacement	56045606	506393	157,800
CS2314	City Hall Elevators	56045606	506393	40,000
CS2400	Restrooms and Storage Building	56045606	506292	100,000
CS2401	Park Operations Facility Bldg	56045606	506292	420,292
CS2407	HVAC System	56045606	506393	90,000
CS2408	Water Pump	56045606	506393	100,000
CS2410	Gutter	56045606	506393	56,532
CS2412	AHU and Condensing Units (8)	56045606	506393	350,000
CS2413	A/C and Ventilation System	56045606	506494	22,500
CS2415	Chiller	56045606	506494	500,000
CS2500	City Hall Renovations	56045606	506292	24,920
CS2501	Rose Hill Cemetery Office Roof	56045606	506393	20,000
CS2502	Fire Station 14 LED Bay Lights	56045606	506393	15,000

ITEM 7.C

Fifth Addendum Lease Extension for Bilmar Avionics, Inc

Request

Approval of Fifth Addendum for Lease Extension for Bilmar Avionics, Inc. (Contract #20240287)

Explanation

Bilmar Avionics, Inc., leases an aircraft hangar and has provided aircraft maintenance services at the Kissimmee Gateway Airport since February 1998. This addendum to the current agreement provides the opportunity to extend the term for an additional 2 years. Bilmar Avionics is a valued tenant serving an important service as aircraft maintenance at ISM is in high demand.

Recommendation

Approval of Fifth Addendum for Lease Extension for Bilmar Avionics, Inc.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport

Presenter:

Attachment(s):

1. (S) Fifth Amendment to Lease-Bilmar Avionics

FIFTH ADDENDUM TO HANGAR LEASE AGREEMENT

THIS ADDENDUM made and entered into this ____ day of _____, 2025 by and between the **CITY OF KISSIMMEE**, a municipal corporation of the State of Florida, hereinafter referred to as the “Lessor” or “City” and **BILMAR AVIONICS, INC.**, hereinafter referred to as “Lessee”, a Florida corporation.

WITNESSETH:

WHEREAS, the City of Kissimmee and Lessee have executed a Hangar Lease Agreement dated February 03, 1998, hereinafter referred “Original Lease”, where the City leased unto Lessee certain real property located on the Kissimmee Gateway Airport, hereinafter referred to as the “Leased Premises;” and

WHEREAS, the parties executed a First Addendum to the Original Lease on December 31, 2013, which expired on December 31, 2019; and

WHEREAS, the parties executed a Second Addendum to the Original Lease on August 20, 2019, which expired on December 31, 2023; and

WHEREAS, the parties executed a Third Addendum to the Original Lease on April 16, 2024, which expired on December 31, 2024; and

WHEREAS, the parties executed a Fourth Addendum to the Original Lease on November 19, 2024, which will expire on December 31, 2025; and

WHEREAS, the parties wish to extend this Hangar Lease Agreement for an additional two-year term and increase the rental payment.

NOW, THEREFORE, in consideration of rents, agreements, and covenants hereinafter contained, the parties hereto do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **ARTICLE II. TERM OF LEASE AGREEMENT** of the Lease Agreement is amended as follows:
 - A. **TERM:** The term of this Lease shall be for the period commencing on the 1st day of January 2026 and ending on the 31st day of December 2027.
3. **ARTICLE III. RENTAL** of the Lease Agreement is amended as follows:
 - A. **RENTAL:** Lessee shall pay an annual rental equal to \$28,246.20. The minimum monthly rental installment shall be two thousand three hundred fifty-three dollars and eighty-five cents (\$2,353.85).
4. **NO FURTHER CHANGES.** Except as expressly provided in this Fifth Addendum, no other terms, conditions, provisions, or obligations of the Original Lease have been amended or altered by this addendum, and thus shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed or caused this Fifth Addendum to be executed on their behalf by their duly authorized representatives as of the date first written above.

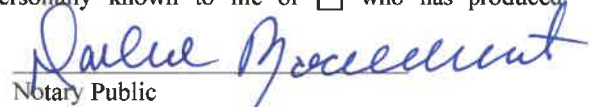
LESSEE, BILMAR AVIONICS, INC.

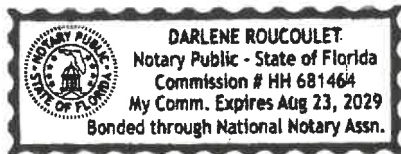

By: Billy D. Webb, President

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 19 day of November, 2025 by Bill Web, President of Bilmar Avionics Inc., a Florida corporation on behalf of the corporation, who is ☒ personally known to me or ☐ who has produced _____ as identification.

Notary Seal:


Notary Public



CITY OF KISSIMMEE, FLORIDA

Jackie Espinosa, Mayor – Commissioner

ATTEST:

City Clerk

Approved as to form and legality.

Olga Sanchez de Fuentes,
City Attorney

HANGAR LEASE AGREEMENT

ORIGINAL

THIS AGREEMENT is made this 2nd day of February, 1998 between The City of Kissimmee, a municipal corporation, hereinafter called ("Lessor"), and **BilMar Avionics, Inc.**, a corporation incorporated under the laws of the State of Florida (the "Lessee").

RECITALS

Lessor owns and operates the Kissimmee Municipal Airport (hereafter called "Airport"), in Osceola County, Florida.

Lessee will utilize "Hangar #2" and premises for Category "D"- Airframe and Powerplant Repair and Category "E"-Avionics, Instruments and/or Propeller Repair Service as defined in the Minimum Aeronautical Service Standards for Aeronautical Tenants at Kissimmee Airport.

Lessee desires to lease "Hangar #2" according to Lessor's specifications.

COVENANTS

Now, THEREFORE, in consideration of rents, agreements and covenants hereafter set forth, the parties agree as follows:

ARTICLE I PREMISES

A. **LEASED PREMISES.** The premises leased are the land and improvements specifically described on Exhibit "A" attached to and make a part of this Agreement and shall be referred to as the "Leased Premises."

ARTICLE II TERM OF LEASE AGREEMENT

A. **PRIMARY TERM.** The term of this Lease shall be for the period commencing on the 1st day of February 1998, and ending on the 31st day of **December 2008**.

B. **IMPROVEMENTS.** Lessee shall cause the following improvements to be completed to Hangar #2 in the time specified:

1. Installation of a restroom and septic system in accordance with applicable building codes and industry standards, at the Lessee's sole expense, within six months of the date of this Lease.

C. ADDITIONAL TERM. If the improvements are completed as specified, the Lease will expire on December 31, 2013.

D. HOLDING OVER. In the event Lessee shall continue to occupy the Leased Premises beyond the term of this Agreement after Lessor gives written notice to vacate, such holding over shall not constitute a renewal of this Agreement but shall be a month-to-month tenancy only. The rent to be paid during this hold over period shall equal one and a half (1-1/2) times the normal monthly rent chargeable at the termination of the Lease.

ARTICLE III RENTALS

A. RENTAL. For purposes of this Agreement, "fiscal year" shall be the twelve (12) months beginning January 1st and ending December 31st. Lessee shall pay an annual rental equal to \$14,154.80 plus sales tax or a prorated portion of \$14,154.80 in any fiscal year consisting of less than twelve (12) months. The minimum monthly rental installment shall be One Thousand One Hundred seventy-nine Dollars and fifty-seven Cents (\$1,179.57) plus sales tax.

Lessor shall have the right to inspect the leases between Lessee and its subtenants from time to time.

B. RENT INCREASES. Lessor and Lessee recognize and agree that the purchasing power of the United States dollar is evidenced by the Consumer Price Index - Urban Wage Earners and Clerical Workers ("price index") as published by the United States Department of Labor's Bureau of Labor Statistics. Beginning three years from the anniversary date and every third year thereafter ("Adjustment Year"), the parties hereto will compare the price index for said year with the price index for October 1997 and the Annual Rent payments shall be adjusted in the same proportion as said price index has increased (or decreased) when compared with the price index for October 1997. In no event, however, notwithstanding any possible provision to the contrary contained in this Agreement, it is agreed by the parties that the minimum annual rental payable for any fiscal year during the term. shall never be less than Fourteen Thousand One Hundred Fifty-Four Dollars and Eighty Cents (\$14,154.80) plus sales tax.

C. TIME AND PLACE OF PAYMENT. The minimum monthly rental installment of One Thousand One Hundred Seventy Nine Dollars and Fifty-Seven Cents (\$1,179.57) plus sales tax shall be due and payable on the First (1st) of each month for the preceding calendar month of operation with the first installment due on the 1st day of February 1998. The rent is considered delinquent if it is not received by the 11th of All payments are to be made at the office of the Finance Director, City of Kissimmee, 101, N. Church Street, Kissimmee, FL 34741 or such other place Lessor may direct Lessee in writing.

D. DELINQUENT RENTALS. A late fee of 5% of the amount due will be charged on the 16th of the month. A separate late fee shall be charged for every month that Lessee's

monthly payment is past. Lessor shall charge no interest upon that portion of any debt that, in good faith, is in dispute.

ARTICLE IV PRIVILEGES

A. USES. The Leased Premises shall be used solely for Tenant Categories “D” and “E” and storage of customer aircraft and office space and no other purposes.

B. PROHIBITED USES The Lessee shall not use or permit the use of the Leased Premises or any part thereof for any purpose or purposes other than those set forth above. Lessee shall not commit or suffer to be committed any waste in or upon the Leased Premises or maintain any public or private nuisance, nor without limiting then generality of the foregoing shall the Lessee use or permit the use of the Leased Premises for any improper, immoral or unlawful purposes.

C. INGRESS AND EGRESS Upon paying the rent and performing the covenants of this Agreement, Lessee and its officers, employees, agents, servants, vendors, suppliers, patrons, and invitees shall have the right of ingress to and egress from the Leased Premises over the roadway provided by Lessor serving the Leased Premises. Lessee shall not interfere with the rights and privileges of other persons or firms using said facilities and shall be subject to such weight and type of restrictions as Lessor deems necessary.

ARTICLE V OBLIGATIONS OF LESSEE

A. NET LEASE. The use and occupancy of the Leased Premises by Lessee shall be without cost or expense to Lessor.

B. MAINTENANCE BY LESSEE Lessee shall be responsible for the following maintenance and repair to the Leased Premises:

1. Janitorial services, supplies, and window washing;
2. Maintaining all interior lights, supplying and replacing light bulbs in the building.
3. Cleaning of stoppages in plumbing fixtures and drain lines due to the use of the Leased Premises by Lessee;
4. Lessee will not dispose of any debris or waste materials on Airport property;
5. All maintenance of Lessee-constructed structures and equipment;

6. All repairs and maintenance of any sliding aircraft hangar door, if so equipped;
7. Lessee shall provide and maintain hand fire extinguishers for the interior of the building in accordance with applicable safety codes.

The Lessor shall be the sole judge of the due maintenance undertaken by the Lessee, and may upon written notice require specific maintenance work to be completed. If such maintenance is not completed within a reasonable time, the Lessor shall have the right to perform such due maintenance, and Lessee shall reimburse Lessor for the cost of such maintenance upon presentation of a billing.

Lessee agrees that upon the expiration of the term of this Agreement or sooner termination thereof, the Leased Premises shall be delivered to Lessor in as good condition as when received, reasonable wear and tear expected. Lessor reserves the right to make periodic inspections of the Leased Premises and improvements thereon during normal business hours.

C. CONSTRUCTION, ALTERATIONS, REPAIRS AND ADDITIONAL CONSTRUCTION Lessee shall not erect any structures, make any improvements or modifications or undertake any other construction on the Leased Premises, nor alter, modify or make additions, improvements or repairs to or replacement of any structure existing or built, or install any fixtures (other than trade fixtures removable without permanent injury to the Leased Premises) without prior written approval of the Lessor. Development and construction will only be permitted in accordance with the guidelines presented in the Airport Master plan and the Lessor Development Standards in effect from time to time. Before commencement of any improvements or modifications to the Leased Premises, the Lessee shall submit a written application to the Director, and if the Director requests, shall be supported by a comprehensive plans package to the Director. The plans for the proposed improvements or modifications to the Leased Premises shall completely describe the function and design and shall contain the following:

1. A graphic presentation of the improvements showing exact locations access and egress to and from the Leased Premises, facilities included and interior layouts and plans.
2. An illustration of the decor of the Leased Premises including construction, furnishings and equipment.
3. Request for approval of above.
4. A schedule for completion of each phase of the improvements.

Approval of Lessee Construction Applications shall not be arbitrarily or capriciously withheld, and the Lessor shall make a timely disposition of each application.

Upon approval, the Lessee shall proceed with the construction, with reasonable diligence and at its sole cost and expense. The construction shall be completed according to the project schedule.

If there were a default of the Lessee during the design or construction period of any construction or design contract for improvements, the Lessor shall have the option which shall be set forth in all contracts between the Lessee and independent contractors and suppliers, to replace the Lessee with itself and to continue the contracts of the Lessee with the independent contractors and suppliers for work or materials for improvements.

Where such alterations or construction has been made, Lessee shall, within thirty (30) days following completion of the alterations, present to Lessor a complete set of "as-built" drawings including, without limitation, plumbing and electrical systems.

In the event Lessee makes alterations or constructs additional improvements on the Leased Premises, Lessee may enjoy the use of such improvements during the term of this Agreement without the payment of additional rent.

D. UTILITIES Lessee shall assume and pay all costs and charges for utility services furnished to Lessee.

E. TRASH, GARBAGE, ETC. Lessee shall maintain the Leased Premises including all improvements at all times in a safe, neat and sightly condition and shall not permit the accumulation of any trash, ashes, or debris on the Leased Premises, and shall remove such debris to a disposal site off Airport property. Lessee shall provide a complete and proper arrangement for the adequate sanitary handling and disposal, away from the Airport, of all trash, garbage and other refuse caused from its operation. Lessee shall provide and use suitable covered metal receptacles in an area designated by Lessor for all such garbage, trash and other refuse. Piling of boxes, cartons, barrels, or other similar items in an unsightly or unsafe manner on or about the Leased Premises shall not be permitted.

F. SIGNS No signs shall be erected or maintained by Lessee except in compliance with the Lessor's requirements for location and use of signs on Airport property. Prior to erection, Lessee must obtain written approval from Lessor.

G. NONDISCRIMINATION The Lessee for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration thereof, does hereby covenant and agree that (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; (2) that in the construction of any improvements on, over or under such land and the furnishing of services therein, no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of or otherwise be subjected to discrimination; (3) that the Lessee shall use the

Leased Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, department of transportation, Subtitle A, Office of the Secretary, Part 21, Non-Discrimination in Federally-assisted programs of the Department of Transportation-Effectuation of title VI of the Civil Rights Act of 1964 and as said Regulations may be amended.

The Lessee agrees to furnish service on a fair, equal, and non unjustly discriminatory basis to all users thereof and to charge fair, reasonable, and not unjustly discriminatory prices for each unit or service, provided that the Lessee may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar types of price reductions to volume purchasers.

H. CARE OF PETROLEUM PRODUCTS AND OTHER MATERIAL BY LESSEE. Lessee shall handle, use, store and dispose of fuel petroleum products, and all other materials (including but not limited to hazardous materials) owned or used by it on the Airport in accordance with all applicable federal, state, local and Lessor statutes, regulations, rules and ordinances. No waste or disposable materials shall be released on the ground or in the storm sewer. Should such materials be spilled or escape from storage or in any way contaminate the Airport or property adjacent to the Airport through activities of the Lessee, the Lessee shall be responsible for the clean up, containment and otherwise abatement of such contamination at Lessee's sole cost and expense. Further, Lessee shall notify the Lessor and appropriate governmental agency of such occurrence immediately. Should the Lessee fail to do so, the Lessor may take any reasonable and appropriate action in the Lessee's stead. The cost of such remedial action by the Lessor shall be paid by the Lessee.

I. NO-LIEN ARTICLE Lessee shall keep the Leased Premises free from all liens, including, but not limited to, mechanic's liens arising from any alteration or construction work performed or labor or materials supplied to the Leased Premises. Any construction work on the Leased Premises authorized by the Lessee shall be performed pursuant to a "no-lien" contract and Lessee shall make certain that the Florida Statutes relating to the "no-lien" contracts are complied with in every particular.

If any mechanics, laborers or materialmen's lien shall at any time be filed against the Leased Premises or any part thereof, which lien is not the result of Lessor's actions, Lessee shall cause the same to be discharged either by record or order, by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. If Lessee fails to cause such liens to be discharged by payment or through appropriate bond within thirty (30) days, then such failure shall be deemed a default in the performance of this Agreement.

Nothing in this Lease shall be deemed or construed in any way as constituting the consent or request of the Lessor, express or implied by inference or otherwise, to any contractor, subcontractor, laborer or materialmen for the performance of any labor or the furnishing or any materials for any specific improvement, alteration to or repair of the Leased Premises or any part of the Leased Premises.

J. **INDEMNITY AND INSURANCE BY LESSEE.** Lessee further covenants and agrees that lessee shall indemnify and save forever harmless the Lessor from any and all claims for damages of any kind or nature which may hereafter be made against Lessor due to any personal injuries (including wrongful death) or property damage resulting from the use of the Leased premises, and for his purpose Lessee shall procure and maintain in effect for the term of this Agreement, with insurance carriers acceptable to Lessor, Workers Compensation Insurance as required by the statutes of the State of Florida, or adequate Employee's Liability Insurance; Public Liability; and Property Damage Insurance covering all of Lessee's activities and the Leased Premises at the Airport. The policy limits of the Public Liability Insurance shall be not less than One Million Dollars (\$1,000,000.00) for any one accident involving injury (including wrongful death) to more than one person, with Property Damage Insurance of not less than One Million Dollars (\$1,000,00.00) for any one accident. The Lessee shall maintain such insurance with insurance underwriters authorized to do business in the State of Florida satisfactory to the Lessor. Coverage is to be written on the broadest liability form including but not limited to hangar keeper's liability, blanket contractual, independent contractors and aviation non-ownership. All policies shall include the Lessor as an additional insured as its interests appear. Lessee shall furnish Lessor with a Certificate of Insurance from the Lessee's carrier indicating that there is such insurance coverage as hereinbefore provided, and if requested by the Lessor, shall submit to the Lessor, a true copy of the above insurance coverage. Said Certificate of Insurance shall provide that the policy of policies cannot be canceled or materially modified except upon thirty (30) days advance written notice by registered or certified mail to the Lessor. The dollar amount of liability insurance coverage shall be reviewed regularly and modified, if necessary, based upon escalating costs and limits for the uses as provided in this Agreement as compared to similar airports.

K. **COMPLIANCE WITH LAW, RULES AND REGULATIONS.** Lessee shall, at its sole expense, observe and comply with the statutes, rules and regulations of all governmental authorities applicable to the conduct of Lessee's business and in addition, those rules, ordinances, and regulations of the Lessor not inconsistent with the provisions of this Agreement. Any penalties and costs levied as a result of the Lessee's breach of any of the above shall be borne by the Lessee.

ARTICLE VI OBLIGATIONS OF LESSOR

A. **OPERATION AS A PUBLIC AIRPORT.** Lessor covenants and agrees that at all times it will operate and maintain the Airport as a public airport consistent with and pursuant to the Sponsor's Assurances given by Lessor to the United States Government under the Federal Airport Act.

B, **ENTRY AND INSPECTION.** Lessor shall have the right to enter upon and inspect the Leased Premises at any reasonable time during the term hereof for any purpose necessary, incidental to or connected with the performance of its obligations hereunder or in the exercise of its governmental functions and, upon reasonable notice to Lessee. The Lessor shall

not, during the course of any such inspection, unreasonably interfere with the Lessee's use and enjoyment of the Leased Premises.

C. **MAINTENANCE BY LESSOR.** Lessor will maintain and keep the Leased Premises in good repair except for the maintenance obligations of Lessee set forth in the Agreement. In no event, however, shall Lessor be required to maintain or repair damage caused by the negligent or willful act of Lessee, its agents, servants, invitees or customers. However, if due to any negligent or willful act by the Lessee, its agents, servants, invitees or customers, there is a need for maintenance or repair of damage, then Lessee shall do such maintenance or repair in a prompt, reasonable manner.

ARTICLE VII DAMAGE OR DESTRUCTION OF PREMISES

If the Leased Premises shall be partially damaged by fire, flood, lightning, windstorm or other force of the elements or by the public enemy or from any cause not brought about by the Lessee so as to adversely affect the Lessee's use of its exclusive space therein even though not rendering such space untenable, such damage shall be promptly repaired with due diligence by the Lessor at its own cost and expense. If damage caused shall be so extensive as to render the Lessee's exclusive space untenable, but nevertheless capable of being repaired and made tenantable within a period of sixty (60) days, the Lessor shall repair the damage with due diligence at its own cost and expense, and the rent payable shall be proportionately paid up to the time of such damage, but shall thenceforth cease until such time as such building and space shall be restored. In case the Leased Premises are completely destroyed or so damaged that it will and does remain untenable for a period of more than sixty (60) days, either party shall have the right to terminate this Lease upon written notice to the other within sixty (60) days from the date of such damage or destruction. Nothing in this Article shall apply to damages to the Leased premises caused by the acts of the Lessee, and Lessee shall, at its own cost and expense, promptly repair with due diligence all such damages resulting from its act of said character. Lessor shall not be obligated to expend more on repair or restoration than the amount of any insurance proceeds received by Lessor.

ARTICLE VIII TERMINATION OF AGREEMENT, ASSIGNMENT AND TRANSFERS

A. **TERMINATION.** This Agreement shall terminate without action by either party at the end of the initial term or any renewal term.

B. **TERMINATION BY LESSEE.** Lessee may terminate this Agreement after the happening of one or more of the following events:

1. The permanent abandonment of the Airport;
2. The lawful assumption by the United States Government, or any authorized agency thereof, of the operation control or use of the Airport, or any substantial

part or parts thereof, in such a manner as substantially to restrict Lessee for a period of at least ninety (90) days from operating thereon;

3. The default by Lessor in the performance of any covenant or agreement herein required to be performed by Lessor and the failure of Lessor to remedy such default for a period of sixty (60) days after receipt from Lessee or written notice to remedy the same.
4. Any failure or refusal by the Federal Aviation Administration to permit the Lessee to conduct its business on the demised premises.

C. EXERCISING LESSEE'S RIGHTS OF TERMINATION. Lessee may exercise such right of termination by written notice to Lessor at any time after the occurrence of any such events and the Agreement shall terminate as of the date notice is received by the Lessor.

D. TERMINATION BY LESSOR. Lessor may terminate this Agreement in the event Lessee shall:

1. Be in arrears in the payment of the whole or any part of the rent or other payments required for a period of thirty (30) days after the time such payments become due;
2. Make a general assignment for the benefit of creditors;
3. Filing a voluntary or involuntary petition in bankruptcy;
4. Abandon the Leased Premises;
5. Default in the performance of any of the covenants, agreements and conditions required herein (except rental payments) to be kept and performed by Lessee, and such default continues for a period of thirty (30) days after receipt of written notice from Lessor of said default;
6. Appointment of receiver for Lessee;
7. Violation of Lessor rules and regulations not inconsistent with the provisions of this lease and such default continues for a period of thirty (30) days after receipt of written notice from Lessor of said default.

E. WAIVER OF STATUTORY NOTICE TO QUIT. In the event Lessor exercises its option to terminate this Agreement upon the happening of any of the events set forth in Section C of this Article (Termination by Lessor), a notice of termination shall be sufficient to terminate this Agreement; and, upon such termination, Lessee agrees that it will forthwith

surrender up possession of the Leased Premises to Lessor. In this connection, Lessee expressly waives the receipt of any notice to quit or notice of termination which would otherwise be given by Lessor.

F. **SUBLETTING AND ASSIGNMENT.** Except for the maintenance and storage of aircraft, and office space related to the maintenance and storage of aircraft, Lessee may not rent or sublease the Leased Premises without the prior written consent of the Lessor.

Lessee may, with the prior written consent of Lessor, assign this Agreement; but in such event, Lessee shall remain liable to Lessor for the remainder of the term of the Agreement to pay to Lessor any portion of the rental and fees not paid by the assignee when due. The assignee shall not assign the Agreement except with the prior written consent of the Lessor, and any assignment by the Lessee shall contain a provision to this effect. Further, any assignee of the lease shall be bound by the terms and conditions of this Agreement.

G. **SUSPENSION OF LEASE.** During the time of war or national emergency, Lessor shall have the right to lease the landing area or any part thereof to the United States government for military use. If any such Lease is executed, any provisions of this Lease may be suspended, provided that the term of this Lease shall be extended by the amount of period of suspension.

ARTICLE IX RIGHTS UPON TERMINATION

A. **LEASED PREMISES.** It is the intent of this Agreement that the Leased Premises shall be and remain the property of Lessor during the entire term of this Lease and thereafter.

B. **REMOVAL OF PERSONAL PROPERTY.** At the termination of the Lease for any reason, after payment of all rents and charges, Lessee shall have the right, within thirty (30) days thereafter to remove any of its fixtures, furniture, machinery, equipment and signs installed on the Leased Premises by Lessee, but shall repair at its own expense all damage caused by such removal. On termination of this Agreement, from whatever cause, the Lessor shall have the right, upon thirty (30) days notice, to require the Lessee at the Lessee's own expense to remove any of its fixtures, structures, additions and improvements, as well as all furniture, machinery, equipment and signs installed on the Leased Premises and the Lessee shall repair at the Lessee's own expense all damage to the Leased Premises caused by such removal. Any such personal property not removed by Lessee within such time shall become the property of the Lessor.

C. **LANDLORD LIEN.** If the Lessee has not fully paid all the rents and charges pursuant to this Agreement, then the Lessor shall be entitled to a landlord lien for the purpose of securing the payment of all rents and charges. Lessor shall have the right to liquidation of such personal property to satisfy any obligations of the Lessee and the costs incurred to perfect this landlord lien. Any excess funds from this liquidation shall be turned over to the Lessee.

ARTICLE X GENERAL PROVISIONS

A. LESSOR'S RESERVED RIGHTS.

1. Lessor at its sole discretion reserves the right to further develop or improve the aircraft operating area of the Airport as it sees fit and to take any action it considers necessary to protect the aerial approaches of the Airport against obstructions, together with the right to prevent Lessee from erecting or permitting to be erected, any building or other structure on the Airport which, in the opinion of Lessor would limit the usefulness of the Airport or constitute a hazard to aircraft.

2. This Agreement shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States, relative to the operation or maintenance of the Airport, the terms and execution of which have been or may be required as a condition precedent to the expenditure or reimbursement to Lessor for federal funds for the development of the Airport.

B. NON-INTERFERENCE WITH OPERATION OF AIRPORT. Lessee by accepting this Agreement expressly agrees for itself, its successors and assigns that it will not make use of the Leased Premises in any manner which might interfere with the landing and taking off of aircraft at the Airport or otherwise constitute a hazard. In the event this covenant is breached, the Lessor reserves the right to enter upon the Leased Premises and cause the abatement of such interference at the expense of Lessee.

Lessor shall maintain and keep in repair the landing area of the Airport, and shall have the right to direct and control all activities of the Lessee in this regard.

C. NON-EXCLUSIVE RIGHT. Nothing contained in this Agreement shall be construed to grant or authorize the granting of an exclusive right to provide aeronautical services to the public as prohibited by section 308 (a) of the Federal Aviation Act of 1958, as amended, and the Lessor reserves the right to grant to others the privilege and right of conducting any one or all activity of an aeronautical nature.

D. ATTORNEY'S FEE. If action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees.

E. WAIVER OF JURY TRIAL/VENUE. It is mutually agreed by and between Lessee and City that each of the parties do hereby waive trial by jury in any action proceeding or claim which may be brought by either of the parties hereto against the other on any matters concerning or arising out of this Agreement. Venue of all actions shall be Osceola County, Florida. In any such action the prevailing party shall be entitled to an award of reasonable attorney's fees, including those incurred in appellate proceedings.

F. TAXES, LICENSES AND PERMITS. Lessee shall pay all personal property taxes which may be assessed against equipment, merchandize, or other personal property belonging to the Lessee located on the Leased Premises, or other permitted portions of the Airport. In the event any real estate taxes are assessed against the land or improvements on the Leased Premises during the term of this Agreement, such taxes shall be paid by Lessee. Lessee shall obtain and pay for all licenses, permits, fees, or other authorization or charges as required under federal, state or local laws and regulations insofar as they are necessary to comply with the requirements of this Agreement and the privileges extended hereunder.

G. PARAGRAPH HEADINGS. The paragraph headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

H. NOTICE. Whenever any notice is required by this Agreement to be made, given or transmitted to the parties, such notice shall be served by Certified or Registered Mail with return receipt, addressed to the Director of Aviation at:

Kissimmee Municipal Airport
301 N. Dyer Boulevard, Suite 101
Kissimmee, FL 324741-4613

and notices, consents and approvals to Lessee addressed to:

or to such other addresses as the parties may designate to each other in writing.

I. FLORIDA LAW. This Agreement shall be interpreted in accordance with the laws of the state of Florida.

J. SUCCESSORS AND ASSIGNS. All of the terms, covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.

**ARTICLE XI
DEFAULT UNDER LEASE AGREEMENTS**

Lessee has in existence with the Lessor certain other Agreements. Any breach by Lessee of such other Agreements shall constitute a material breach of this Agreement.

The parties now sign this Agreement this 3rd day of February, 1998

CITY OF KISSIMMEE, FLORIDA

Frank Atkinson
Mayor

ATTEST:

Sandra L. Gray
City Clerk

LESSEE

Billy S. Neff
Title

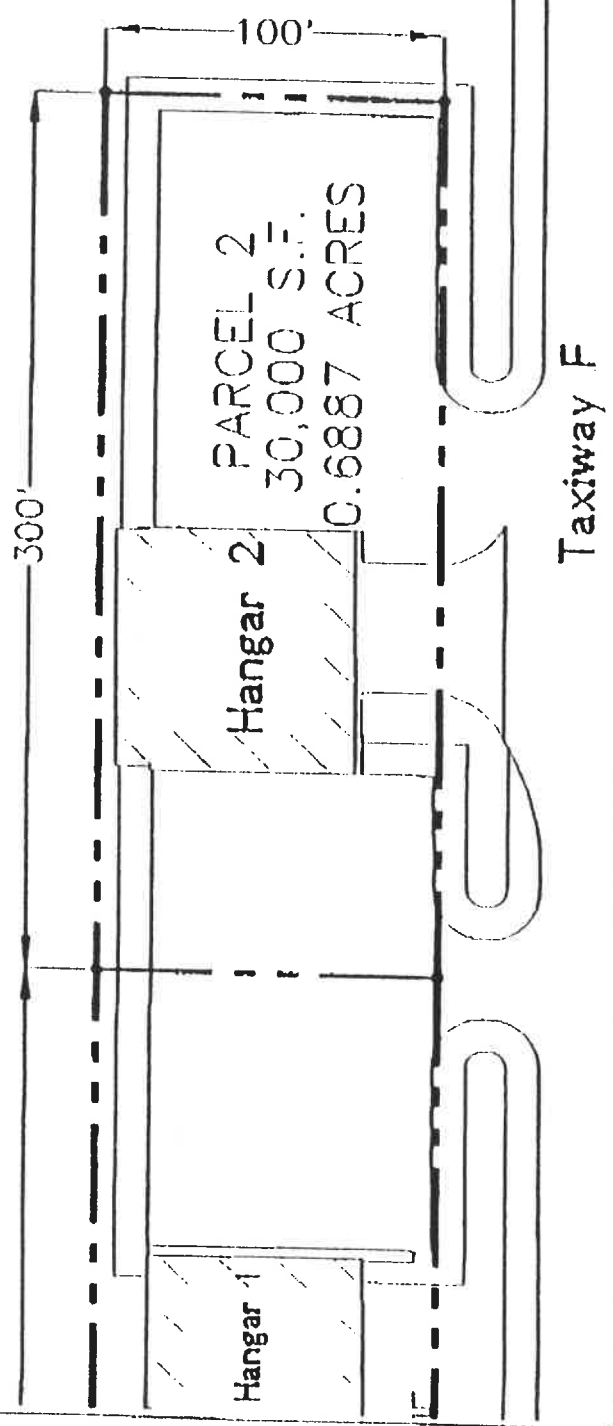
ATTEST:

Debi A. Schnitzer

Approved as to form and correctness
this _____ day of _____, 19__.

[Signature]
City Attorney

A: bilmar4.lse 1/98



Legend

--- LEASEHOLD LINE

— EXISTING PAVEMENT

PROJECT NO. 0880157		Hoyle, Tanner & Associates, Inc. 3152 LAKE LYNDIA DRIVE, SUITE 151, ORLANDO, FL 32817 (407) 380-1919			HTA		KISSIMMEE MUNICIPAL AIRPORT		EXHIBIT A	
CADD NO. 0880103		OWN. BY	DR. BY PJM	DES. BY T. SHEA	DATE: 8/27/97	SCALE: 1" = 60'	LEASE LINES FOR HANGAR 2		SHEET OF	

ITEM 7.D

Apply for Urban and Community Forestry - Inflation Reduction Act Grant

Request

Approval to apply for the Urban and Community Forestry - Inflation Reduction Act Grant (Grant #UCFIRA) in the amount of \$50,000 and for the City Manager to sign any documents related to the application and award process.

Explanation

The Florida Department of Agriculture and Consumer Services, Florida Forest Services (FFS) has financial assistance, up to \$50,000, through the Inflation Reduction Act to promote better urban forest management, retention and expansion of community tree canopies throughout the State of Florida.

The City of Kissimmee proposes a targeted native tree planting initiative within public rights-of-way and public lands to expand canopy coverage, mitigate extreme heat, and improve equitable access to the many environmental, social, and economic benefits that urban trees provide. This project directly supports the objectives of the Florida Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program by increasing public tree canopy, improving urban forest management, and promoting climate resilience within the community. Urban canopy analysis evaluated by the City have identified several corridors and neighborhoods with limited shade and elevated surface temperatures, many of which overlap with underserved or high-density residential areas. These locations experience more intense heat exposure, increased stormwater runoff, and reduced air quality, which in turn impact residents' physical comfort and overall well-being. Expanding canopy coverage within these heat-vulnerable zones will reduce local temperatures, improve livability, and advance environmental equity citywide.

To achieve these outcomes, the City is applying for \$50,000 with no City match and will plant approximately 250+ native and Florida-friendly trees in five different species, in public rights-of-way and other publicly accessible spaces.

Recommendation

Apply for the Urban and Community Forestry - Inflation Reduction Act Grant in the amount of \$50,000 and for the City Manager to sign any documents related to the application and award process.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation

Presenter:

Attachment(s):

1. 2025 Urban Forestry- IRA Grants

Urban and Community Forestry - Inflation Reduction Act Grant

The primary purpose of the Urban and Community Forestry - Inflation Reduction Act Grant Program is to promote better urban forest management and provide resources necessary for the retention and expansion of community tree canopy throughout the State of Florida. Trees are a vital component of urban infrastructure, but trees must be properly managed to maximize the benefits they provide to the community. By properly managing their urban forest, communities can increase property values, tourism appeal, and the physical and mental health of residents, while reducing storm water runoff, energy consumption, and air and water pollution. Community forest management also helps to identify public safety hazards to residents and structures and is a useful tool in storm preparation. Local community leaders and the public should learn more about how their urban trees benefit their community, from an economic, social, and environmental standpoint. They also should learn about proper species selection, planting, and care for trees to minimize future maintenance problems and how to utilize green infrastructure to reduce storm water runoff.

Application Deadline: November 17, 2025

Contribution Match: 0%

Maximum Award: \$2,500-\$50,000

FDACS, Florida Forest Service (FFS) is requesting proposals for grants to:

- Plant trees in public areas for the purpose of increasing access to tree canopy for the many environmental benefits that the urban forest can provide.
- Conduct maintenance operations for public trees including, but not limited to, pruning to reduce hazards, removal of hazardous trees, or improving site conditions to enhance tree longevity.
- Eligible projects include those emphasizing urban wood utilization, urban food forests, workforce development, and extreme heat mitigation.

There are 2 categories for this funding opportunity:

1. Tree Planting
2. Urban Forest Maintenance

ITEM 7.E

FY25 COPS Hiring Program Grant Acceptance

Request

Accept the FY25 COPS Hiring Program Grant (Grant CHP) on behalf of Kissimmee Police Department, authorize the City Manager to execute any documents required to accept the award (Award 15JCOPS-25-GG-00858-UHPX), and to amend the budget accordingly.

Explanation

The Police Department applied for funding from the FY2025 COPS Hiring Program (CHP) from the Department of Justice's Office of Community Oriented Policing Services. On October 10, 2025, the City was notified the Department of Justice's COPS Office approved the application for funding under the FY2025 COPS Hiring Program to fund six (6) positions.

Recommendation

Approval to accept the grant, authorize the City Manager to execute any required documents to accept the grant, and to amend the budget accordingly.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Police

Presenter: Charles Broadway

Attachment(s):

1. DOJ Community Oriented Policing Services (COPS) Award 111725



Department of Justice (DOJ)

Office of Community Oriented Policing Services (COPS Office)

Washington, D.C. 20531

Name and Address of Recipient:	CITY OF KISSIMMEE, A MUNICIPAL CORPORATION 101 CHURCH ST
City, State and Zip:	KISSIMMEE, FL 34741
Recipient UEI:	DPHBBJP7RHY3
Project Title: FY25 COPS Hiring Program	Award Number: 15JCOPS-25-GG-00858-UHPX
Solicitation Title: FY25 COPS Hiring Program	
Federal Award Amount: \$750,000.00	Federal Award Date: 10/10/25
Awarding Agency:	Office of Community Oriented Policing Services
Award Type:	Initial
Funding Instrument Type:	Grant
Opportunity Category: D	
Assistance Listing: 16.068 - COPS Hiring Program	
Project Period Start Date: 10/1/25	Project Period End Date: 9/30/30
Budget Period Start Date: 10/1/25	Budget Period End Date: 9/30/30
Project Description: The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities	
Award Letter	
October 10, 2025	
Dear Mike Steigerwald,	
On behalf of Attorney General Pamela Bondi, it is my pleasure to inform you the Office of Community Oriented Policing Services (the COPS Office) has approved the application submitted by CITY OF KISSIMMEE, A MUNICIPAL CORPORATION for an award under the funding opportunity entitled 2025 FY25 COPS Hiring Program. The approved award amount is \$750,000.	
Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.	
Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the	

Page: 1 of 17

assurances and certifications, and the application as approved by the COPS Office, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Cory D. Randolph
COPS Acting Director

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) enforces federal civil rights laws and other provisions that prohibit discrimination by recipients of federal financial assistance from OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW).

Several civil rights laws, including Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance (recipients) to give assurances that they will comply with those laws. Taken together, these and other civil rights laws prohibit recipients from discriminating in the provision of services and employment because of race, color, national origin, religion, disability, and sex or from discriminating in the provision of services on the bases of age.

Some recipients of DOJ financial assistance have additional obligations to comply with other applicable nondiscrimination provisions like the Omnibus Crime Control and Safe Streets Act of 1968, which prohibits discrimination on the basis of religion in addition to race, color, national origin, and sex. Recipients may also have related requirements regarding the development and implementation of equal employment opportunity programs.

OCR provides technical assistance, training, and other resources to help recipients comply with civil rights obligations. Further, OCR administratively enforces civil rights laws and nondiscrimination provisions by investigating DOJ recipients that are the subject of discrimination complaints. In addition, OCR conducts compliance reviews of DOJ recipients based on regulatory criteria. These investigations and compliance reviews permit OCR to evaluate whether DOJ recipients are providing services to the public and engaging in employment practices in a nondiscriminatory manner.

For more information about OCR, your civil rights and nondiscrimination responsibilities, how to notify your employees or beneficiaries of their civil rights protections and responsibilities and how to file a complaint, as well as technical assistance, training, and other resources, please visit www.ojp.gov/program/civil-rights-office/outreach. If you would like OCR to assist you in fulfilling your civil rights or nondiscrimination responsibilities, please contact us at askOCR@ojp.usdoj.gov or www.ojp.gov/program/civil-rights-office/about#ocr-contacts.

Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Recipient Information**Recipient Name****UEI**

DPHBBJP7RHY3

ORI Number**Street 1**

101 CHURCH ST

Street 2**City**

KISSIMMEE

State/U.S. Territory

Florida

Zip/Postal Code

34741

Country

United States

County/Parish**Province****Award Details****Federal Award Date**

10/10/25

Award Type

Initial

Award Number

15JCOPS-25-GG-00858-UHPX

Supplement Number

00

Federal Award Amount

\$750,000.00

Funding Instrument Type

Grant

Assistance Listing**Number**

16.068

Assistance Listings Program Title

COPS Hiring Program

Statutory Authority

The Public Safety Partnership and Community Policing Act of 1994, 34 U.S.C. § 10381 et seq

[] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Project Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Solicitation Title

2025 FY25 COPS Hiring Program

Awarding Agency

COPS

Application Number

GRANT14449308

Grant Manager Name

Chanell Jones

Phone Number

202-514-6244

E-mail Address

chanell.l.jones@usdoj.gov

Project Title

FY25 COPS Hiring Program

Performance Period Start

Date

10/01/2025

Performance Period End Date

09/30/2030

Budget Period Start Date

10/01/2025

Budget Period End Date

09/30/2030

Project Description

The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities

[] I have read and understand the information presented in this section of the Federal Award Instrument.

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

A financial analysis of budgeted costs has been completed. All costs listed in the approved budget below were programmatically approved based on the final proposed detailed budget and budget narratives submitted by your agency to the COPS Office. Any adjustments or edits to the proposed budget are explained below.

Budget Clearance Date: 9/15/25 9:24 PM

Comments

No items

Budget Summary

Budget Category	Proposed Budget	Change	Approved Budget	Percentage
Sworn Officer Positions:	\$1,872,580	\$2	\$1,872,582	
Civilian or Non-Sworn Personnel:	\$0	\$0	\$0	
Travel:	\$0	\$0	\$0	
Equipment:	\$0	\$0	\$0	

Supplies:	\$0	\$0	\$0	
SubAwards:	\$0	\$0	\$0	
Procurement Contracts:	\$0	\$0	\$0	
Other Costs:	\$0	\$0	\$0	
Total Direct Costs:	\$1,872,580	\$2	\$1,872,582	
Indirect Costs:	\$0	\$0	\$0	
Total Project Costs:	\$1,872,580	\$2	\$1,872,582	
Federal Funds:	\$750,000	\$0	\$750,000	40.05%
Match Amount:	\$1,122,582	\$0	\$1,122,582	59.95%
Program Income:	\$0	\$0	\$0	0.00%

[] I have read and understand the information presented in this section of the Federal Award Instrument.

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Condition 1

Restrictions on Internal Confidentiality Agreements: No recipient or subrecipient under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts the lawful reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information. Full-Year Continuing Appropriations and Extensions Act, 2025, Public Law 119-4; Further Consolidated Appropriations Act, 2024, Public Law 118-47, Division B, Title VII, Section 742.

Condition 2

Compliance with 8 U.S.C. § 1373: Authority to obligate or expend contingent on compliance with this condition. State or local government entity recipients of this award, and any subrecipient of this award at any tier that is an entity of a State or of a unit of local government, must comply with 8 U.S.C. §1373, which provides that such entities may not prohibit, or in any way restrict, any government entity or official from sending to, receiving from, maintaining, or exchanging information regarding citizenship or immigration status, lawful or unlawful, of any individual with components of the U.S. Department of Homeland Security or any other federal, state or local government entity. This includes any prohibitions or restrictions imposed or established by a State or local government entity or official.

Any obligations or expenditures of a recipient or subrecipient that are impermissible under this condition shall be unallowable costs for purposes of this award.

References to the Immigration and Naturalization Service in 8 U.S.C. 1373 are to be read, as a legal matter, as references to components of the U.S. Department of Homeland Security.

Condition 3

Federal Civil Rights and Nondiscrimination Laws (certification): The recipient agrees that its compliance with all applicable Federal civil rights and nondiscrimination laws is material to the government's decision to make this award and any payment thereunder, including for purposes of the False Claims Act (31 U.S.C. 3729-3730 and 3801-3812),

and, by accepting this award, certifies that it does not operate any programs (including any such programs having components relating to diversity, equity, and inclusion) that violate any applicable Federal civil rights or nondiscrimination laws.

Condition 4

Federal Laws, Presidential Memoranda, and Executive Orders: Recipients of grant funding must comply with all applicable federal laws and Presidential Memoranda and all Executive Orders by the President.

Condition 5

Award Monitoring Activities: Federal law requires that recipients receiving federal funding from the COPS Office must be monitored to ensure compliance with their award conditions and other applicable statutes and regulations. The COPS Office is also interested in tracking the progress of our programs and the advancement of community policing. Both aspects of award implementation—compliance and programmatic benefits—are part of the monitoring process coordinated by the U.S. Department of Justice. Award monitoring activities conducted by the COPS Office include site visits, enhanced office-based grant reviews, alleged noncompliance reviews, financial and programmatic reporting, and audit resolution. As a COPS Office award recipient, you agree to cooperate with and respond to any requests for information pertaining to your award. This includes all financial records, such as general accounting ledgers and all supporting documents. All information pertinent to the implementation of the award is subject to agency review throughout the life of the award, during the close-out process and for three-years after the submission of the final expenditure report. 2 C.F.R. §§ 200.334 and 200.337, and, as applicable, 34 U.S.C. § 10385(a).

Condition 6

Authorized Representative Responsibility: The recipient understands that, in accepting this award, the Authorized Representatives declare and certify, among other things, that they possess the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accept (or adopt) all material requirements throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

Condition 7

Contract Provision: All contracts made by the award recipients under the federal award must contain the provisions required under 2 C.F.R. Part 200, Appendix II to Part 200—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards. Please see appendices in the Award Owner's Manual for a full text of the contract provisions.

Condition 8

Award Owner's Manual: The recipient agrees to comply with the terms and conditions in the applicable award year COPS Office Program Award Owner's Manual; DOJ Grants Financial Guide; COPS Office statute (34 U.S.C. § 10381, et seq.) as applicable; Students, Teachers, and Officers Preventing (STOP) School Violence Act of 2018 (34 U.S.C. § 10551, et seq.) as applicable; the requirements of 2 C.F.R. Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), including subsequent changes, as adopted by the U.S. Department of Justice in 2 C.F.R. § 2800.101; 48 C.F.R. Part 31 (FAR Part 31) as applicable (Contract Cost Principles and Procedures); the Cooperative Agreement as applicable; representations made in the application; and all other applicable program requirements, laws, orders, regulations, or circulars.

Failure to comply with one or more award requirements may result in remedial action including, but not limited to, withholding award funds, disallowing costs, suspending, or terminating the award, or other legal action as appropriate.

Should any provision of a condition of this award be held to be invalid or unenforceable by its terms, then that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law (to any person or circumstance) under this award. Should it be held, instead, that a condition (or a provision thereof) is of utter invalidity or unenforceability, such condition (or such provision) shall be deemed severable from this award.

Condition 9

Federal Civil Rights: The recipient and any subrecipient must comply with applicable federal civil rights and nondiscrimination statutes and regulations including: Section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d),

as implemented in Subparts C and D of 28 C.F.R. Part 42; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), as implemented in Subpart G of 28 C.F.R. Part 42; section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681), as implemented in Subpart D of 28 C.F.R. Parts 42 and 54; section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102), as implemented in Subpart I of 28 C.F.R. Part 42; and section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)), as implemented in Subpart D of 28 C.F.R. Part 42. In addition to applicable federal statutes and regulations that pertain to civil rights and nondiscrimination, the recipient and any subrecipient must comply with the requirements in 28 C.F.R. Parts 22 (Confidentiality of Identifiable Research and Statistical Information); 28 C.F.R. Part 23 (Criminal Intelligence Systems Operating Policies); 28 C.F.R. Part 38 (Partnerships with Faith-Based and Other Neighborhood Organizations); and 28 C.F.R. Part 46 (Protection of Human Subjects). For an overview of the civil rights laws and nondiscrimination requirements in connection with your award, please see <https://www.ojp.gov/program/civil-rights/overview>.

Condition 10

Duplicative Funding: The recipient understands and agrees to notify the COPS Office if it receives, from any other source, funding for the same item or service also funded under this award.

Condition 11

Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and COPS Office authority to terminate award): The recipient and subrecipient agree to comply with the following requirements of 2 C.F.R. Part 175, Appendix A to Part 175 – Award Term:

I. Trafficking in Persons

(a) Provisions applicable to a recipient that is a private entity. (1) Under this award, the recipient, its employees, subrecipients under this award, and subrecipient's employees must not engage in:

(i) Severe forms of trafficking in persons;

(ii) The procurement of a commercial sex act during the period of time that this award or any subaward is in effect;

(iii) The use of forced labor in the performance of this award or any subaward; or

(iv) Acts that directly support or advance trafficking in persons, including the following acts:

(A) Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

(B) Failing to provide return transportation or pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

(1) Exempted from the requirement to provide or pay for such return transportation by the Federal department or agency providing or entering into the grant or cooperative agreement; or

(2) The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or a witness in a human trafficking enforcement action;

(C) Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

(D) Charging recruited employees a placement or recruitment fee; or

(E) Providing or arranging housing that fails to meet the host country's housing and safety standards.

(2) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if any private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph

(a)(1) of this this appendix through conduct that is either:

(A) Associated with the performance under this award; or

(B) Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB

Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by DOJ at 2 C.F.R. Part 2867.

(b) Provision applicable to a recipient other than a private entity. (1) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C.

7104b(c), without penalty, if a subrecipient that is a private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph

(a)(1) of this appendix through conduct that is either:

(A) Associated with the performance under this award; or
(B) Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by 2 C.F.R. Part 2867.

(c) Provisions applicable to any recipient.

(1) The recipient must inform the Federal agency and the Inspector General of the Federal agency immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (a)(1) of this appendix.

(2) The Federal agency's right to unilaterally terminate this award as described in paragraphs (a)(2) or (b)(1) of this appendix:

(i) Implements the requirements of 22 U.S.C. 78, and

(ii) Is in addition to all other remedies for noncompliance that are available to the Federal agency under this award.

(3) The recipient must include the requirements of paragraph (a)(1) of this award term in any subaward it makes to a private entity.

(4) If applicable, the recipient must also comply with the compliance plan and certification requirements in 2 CFR 175.105(b).

(d) Definitions. For purposes of this award term:

Employee means either:

(1) An individual employed by the recipient or a subrecipient who is engaged in the performance of the project or program under this award; or

(2) Another person engaged in the performance of the project or program under this award and not compensated by the recipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.

Private Entity means any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR 200.1.

The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "Abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

Condition 12

Termination: Recipient understands and agrees that the COPS Office may terminate funding, in whole or in part, for the following reasons:

(1) When the recipient fails to comply with the terms and conditions of a Federal award.

(2) When the recipient agrees to the termination and termination conditions.

(3) When the recipient provides the COPS Office written notification requesting termination including the reasons, effective date, and the portion of the award to be terminated. The COPS Office may terminate the entire award if the remaining portion will not accomplish the purposes of the award.

(4) Pursuant to any other award terms and conditions, including, when an award no longer effectuates the program goals or agency priorities to the extent such termination is authorized by law.

2. C.F.R. § 200.340.

Condition 13

Recipient Integrity and Performance Matters: For awards over \$500,000, the recipient agrees to comply with the following requirements of 2 C.F.R. Part 200, Appendix XII to Part 200 – Award Term and Condition for Recipient Integrity and Performance Matters:

I. Reporting of Matters Related to Recipient Integrity and Performance

(a) General Reporting Requirement.

(1) If the total value of your active grants, cooperative agreements, and procurement contracts from all Federal agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then you as the recipient must ensure the information available in the responsibility/qualification records through the System for Award Management (SAM.gov), about civil, criminal, or administrative proceedings described in paragraph (b) of this award term is current and complete. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in responsibility/qualification records in SAM.gov on or after April 15, 2011 (except past performance reviews required for Federal procurement contracts) will be publicly available.

(b) Proceedings About Which You Must Report.

- (1) You must submit the required information about each proceeding that—
- (i) Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the Federal Government;
 - (ii) Reached its final disposition during the most recent five-year period; and
 - (iii) Is one of the following—
 - (A) A criminal proceeding that resulted in a conviction;
 - (B) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;
 - (C) An administrative proceeding that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or
 - (D) Any other criminal, civil, or administrative proceeding if—
 - (1) It could have led to an outcome described in paragraph (b)(1)(iii)(A) through (C);
 - (2) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and
 - (3) The requirement in this award term to disclose information about the proceeding does not conflict with applicable laws and regulations.
- (c) Reporting Procedures. Enter the required information in SAM.gov for each proceeding described in paragraph (b) of this award term. You do not need to submit the information a second time under grants and cooperative agreements that you received if you already provided the information in SAM.gov because you were required to do so under Federal procurement contracts that you were awarded.
- (d) Reporting Frequency. During any period of time when you are subject to the requirement in paragraph (a) of this award term, you must report proceedings information in SAM.gov for the most recent five-year period, either to report new information about a proceeding that you have not reported previously or affirm that there is no new information to report. If you have Federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000, you must disclose semiannually any information about the criminal, civil, and administrative proceedings.
- (e) Definitions. For purposes of this award term—
- Administrative proceeding means a nonjudicial process that is adjudicatory in nature to make a determination of fault or liability (for example, Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with the performance of a Federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.
- Conviction means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere. Total value of currently active grants, cooperative agreements, and procurement contracts includes the value of the Federal share already received plus any anticipated Federal share under those awards (such as continuation funding).

Condition 14

Reporting Subawards and Executive Compensation: The recipient agrees to comply with the following requirements of 2 C.F.R. Part 170, Appendix A to Part 170 – Award Term:

I. Reporting Subawards and Executive Compensation

- (a) Reporting of first-tier subawards—(1) Applicability. Unless the recipient is exempt as provided in paragraph (d) of this award term, the recipient must report each subaward that equals or exceeds \$30,000 in Federal funds for a subaward to an entity or Federal agency. The recipient must also report a subaward if a modification increases the Federal funding to an amount that equals or exceeds \$30,000. All reported subawards should reflect the total amount of the subaward.
- (2) Reporting Requirements. (i) The entity or Federal agency must report each subaward described in paragraph (a)(1) of this award term to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS) at <http://www.fsrs.gov>.
- (ii) For subaward information, report no later than the end of the month following the month in which the subaward was issued. (For example, if the subaward was made on November 7, 2025, the subaward must be reported by no later than December 31, 2025).
- (b) Reporting total compensation of recipient executives for entities—(1) Applicability. The recipient must report the total compensation for each of the recipient's five most highly compensated executives for the preceding completed fiscal year if:
- (i) The total Federal funding authorized to date under this Federal award equals or exceeds \$30,000;
 - (ii) in the preceding fiscal year, the recipient received:
- (A) 80 percent or more of the recipient's annual gross revenues from Federal procurement contracts (and

subcontracts) and Federal awards (and subawards) subject to the Transparency Act; and

(B) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts) and Federal awards (and subawards) subject to the Transparency Act; and,

(iii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 after receiving this subaward. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

(2) Reporting Requirements. The recipient must report executive total compensation described in paragraph (b)(1) of this appendix:

(i) As part of the recipient's registration profile at <https://www.sam.gov>.

(ii) No later than the month following the month in which this Federal award is made, and annually after that. (For example, if this Federal award was made on November 7, 2025, the executive total compensation must be reported by no later than December 31, 2025.)

(c) Reporting of total compensation of subrecipient executives—(1) Applicability. Unless a first-tier subrecipient is exempt as provided in paragraph (d) of this appendix, the recipient must report the executive total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if:

(i) The total Federal funding authorized to date under the subaward equals or exceeds \$30,000;

(ii) In the subrecipient's preceding fiscal year, the subrecipient received:

(A) 80 percent or more of its annual gross revenues from Federal procurement contracts (and subcontracts) and Federal awards (and subawards) subject to the Transparency Act; and,

(B) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts), and Federal awards (and subawards) subject to the Transparency Act; and

(iii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 after receiving this subaward. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

(2) Reporting Requirements. Subrecipients must report to the recipient their executive total compensation described in paragraph (c)(1) of this appendix. The recipient is required to submit this information to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS) at <http://www.fsrs.gov> no later than the end of the month following the month in which the subaward was made. (For example, if the subaward was made on November 7, 2025, the subaward must be reported by no later than December 31, 2025).

(d) Exemptions. (1) A recipient with gross income under \$300,000 in the previous tax year is exempt from the requirements to report:

(i) Subawards, and

(ii) The total compensation of the five most highly compensated executives of any subrecipient.

(e) Definitions. For purposes of this award term:

Entity includes:

(1) Whether for profit or nonprofit:

(i) A corporation;

(ii) An association;

(iii) A partnership;

(iv) A limited liability company;

(v) A limited liability partnership;

(vi) A sole proprietorship;

(vii) Any other legal business entity;

(viii) Another grantee or contractor that is not excluded by subparagraph (2); and

(ix) Any State or locality;

(2) Does not include:

(i) An individual recipient of Federal financial assistance; or

(ii) A Federal employee.

Executive means an officer, managing partner, or any other employee holding a management position.

Subaward has the meaning given in 2 CFR 200.1.

Subrecipient has the meaning given in 2CFR 200.1.

Total Compensation means the cash and noncash dollar value an executive earns during an entity's preceding fiscal year. This includes all items of compensation as prescribed in 17 CFR 229.402(c)(2).

Condition 15

Assurances and Certifications: The recipient acknowledges its agreement to comply with the Assurances and Certifications forms that were signed as part of its application.

Condition 16

Conflict of Interest: Recipients and subrecipients must disclose in writing to the COPS Office or pass-through entity, as applicable, any potential conflict of interest affecting the awarded federal funding in 2 C.F.R. § 200.112.

Condition 17

Debarment and Suspension: The recipient agrees not to award federal funds under this program to any party which is debarred or suspended from participation in federal assistance programs. 2 C.F.R. Part 180 (Government-wide Nonprocurement Debarment and Suspension) and 2 C.F.R. Part 2867 (DOJ Nonprocurement Debarment and Suspension).

Condition 18

Equal Employment Opportunity Plan (EEOP): Please see the Office for Civil Rights website <https://www.ojp.gov/eeop> notice for current information on the recipient's responsibilities related to the federal regulations pertaining to the development and implementation of an Equal Employment Opportunity Plan.

Condition 19

Employment Eligibility: The recipient agrees to complete and keep on file, as appropriate, the Department of Homeland Security, U.S. Citizenship and Immigration Services (USCIS) Employment Eligibility Verification Form (I-9). This form is to be used by recipients of federal funds to verify that persons are eligible to work in the United States. Immigration Reform and Control Act of 1986 (IRCA), Public Law 99-603.

Condition 20

Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information: Recipients and subrecipients agree not to discharge, demote, or otherwise discriminate against an employee as reprisal for the employee disclosing information that he or she reasonably believes is evidence of gross mismanagement of a federal contract or award, a gross waste of federal funds, an abuse of authority relating to a federal contract or award, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or award. Recipients and subrecipients also agree to provide to their employees in writing (in the predominant native language of the workforce) of the rights and remedies provided in 41 U.S.C. § 4712. Please see appendices in the Award Owner's Manual for a full text of the statute.

Condition 21

False Statements: False statements or claims made in connection with COPS Office awards may result in fines, imprisonment, debarment from participating in federal awards or contracts, and/or any other remedy available by law. 31 U.S.C. § 3729-3733.

Condition 22

Mandatory Disclosure: Recipients and subrecipients must timely disclose in writing to the Federal awarding agency or pass-through entity, as applicable, all federal criminal law violations involving fraud, bribery, or gratuity that may potentially affect the awarded federal funding. Recipients that receive an award over \$500,000 must also report certain civil, criminal, or administrative proceedings in SAM and are required to comply with the Term and Condition for Recipient Integrity and Performance Matters as set out in 2 C.F.R. Part 200, Appendix XII to Part 200. Failure to make required disclosures can result in any of the remedies, including suspension and debarment, described in 2 C.F.R. § 200.339. 2 C.F.R. § 200.113.

Condition 23

Reports/Performance Goals: To assist the COPS Office in monitoring and tracking the performance of your award,

your agency will be responsible for submitting semi-annual programmatic performance reports that describe project activities during the reporting period and quarterly Federal Financial Reports using Standard Form 425 (SF-425). 2 C.F.R. §§ 200.328 - 200.329. The performance report is used to track your agency's progress in implementing the award, and, as applicable, community policing strategies including gauging the effectiveness of your agency's community policing capacity. The Federal Financial Report is used to track the expenditures of the recipient's award funds on a cumulative basis throughout the life of the award.

Condition 24

System for Award Management (SAM.gov) and Universal Identifier Requirements: The recipient agrees to comply with the following requirements of 2 C.F.R. Part 25, Appendix A to Part 25 – Award Term:

I. System for Award Management (SAM.gov) and Universal Identifier Requirements

(a) **Requirement for System for Award Management.** (1) Unless exempt from this requirement under 2 CFR 25.110, the recipient must maintain a current and active registration in SAM.gov. The recipient's registration must always be current and active until the recipient submits all final reports required under this Federal award or receives the final payment, whichever is later. The recipient must review and update its information in SAM.gov at least annually from the date of its initial registration or any subsequent updates to ensure it is current, accurate, and complete. If applicable, this includes identifying the recipient's immediate and highest-level owner and subsidiaries and providing information about the recipient's predecessors that have received a Federal award or contract within the last three years.

(b) **Requirement for Unique Entity Identifier (UEI).** (1) If the recipient is authorized to make subawards under this Federal award, the recipient:

(i) Must notify potential subrecipients that no entity may receive a subaward until the entity has provided its UEI to the recipient.

(ii) Must not make a subaward to an entity unless the entity has provided its UEI to the recipient. Subrecipients are not required to complete full registration in SAM.gov to obtain a UEI.

(c) **Definitions.** For the purposes of this award term:

System for Award Management (SAM.gov) means the Federal repository into which a recipient must provide the information required for the conduct of business as a recipient. Additional information about registration procedures may be found in SAM.gov (currently at <https://www.sam.gov>).

Unique entity identifier means the universal identifier assigned by SAM.gov to uniquely identify an entity.

Entity is defined at 2 CFR 25.400 and includes all of the following types as defined

in 2 CFR 200.1:

- (1) Non-Federal entity;
- (2) Foreign organization;
- (3) Foreign public entity;
- (4) Domestic for-profit organization; and
- (5) Federal agency.

Subaward has the meaning given in 2 CFR 200.1.

Subrecipient has the meaning given in 2 CFR 200.1.

Condition 25

Additional High-Risk Recipient Requirements: The recipient agrees to comply with any additional requirements that may be imposed during the award performance period if the awarding agency determines that the recipient is a high-risk recipient. 2 C.F.R. § 200.208.

Condition 26

Evaluations: The COPS Office may conduct monitoring or sponsor national evaluations of its award programs. The recipient agrees to cooperate with the monitors and evaluators. 34 U.S.C. § 10385(b).

Condition 27

Background Investigations: Recipients agree to ensure that each officer(s) hired with CHP funding will be subject to a background investigation, notify the COPS Office upon completion of the background investigation for each officer hired under the CHP award, and cooperate with the COPS Office and provide updates on the status of background investigations upon request. 2 C.F.R. § 200.208

If the COPS Office determines that CHP funds are being used to pay the salary and fringe benefits of an officer who has not undergone a background investigation, the COPS Office may temporarily suspend grant funds in accordance with 2 C.F.R. §200.339 until the agency can demonstrate the background investigation has been completed.

Condition 28

Retention: At the time of award application, your agency committed to retaining all sworn officer positions awarded under the CHP award with state and/or local funds for a minimum of 12 months following the conclusion of 36 months of federal funding for each position, over and above the number of locally-funded sworn officer positions that would have existed in the absence of the award. Your agency cannot satisfy the retention requirement by using CHP-funded positions to fill locally-funded vacancies resulting from attrition. 34 U.S.C. § 10382 (c)(8).

Condition 29

Allowable Costs Condition: The funding under this project is for the payment of three years (36 months) of approved full-time entry-level salaries and fringe benefits during the five-year (60 months) period of performance. The maximum federal share is \$125,000 per officer position (unless a local match waiver is approved) for career law enforcement officer positions hired and/or rehired on or after the official award start date. Any salary and fringe benefit costs higher than entry-level that your agency pays a CHP-funded officer must be paid with local funds. Your agency is required to use CHP award funds for the specific hiring categories awarded. In accordance with 2 C.F.R. § 200.400(g), the recipient or subrecipient must not earn or keep any profit resulting from the award. Funding under this program may be used for the following categories:

- Hiring new officers, which includes filling existing officer vacancies that are no longer funded in your agency's budget;
- Rehiring officers laid off by any jurisdiction as a result of state, local, or Bureau of Indian Affairs (BIA) budget reductions; and/or
- Rehiring officers who were, at the time of award application, scheduled to be laid off (by your jurisdiction) on a specific future date as a result of state, local, or BIA budget reductions.

If your agency's local fiscal conditions have changed and your agency needs to change one or more of the funded hiring categories, your agency should request an award modification and receive prior approval before spending CHP funding under the new category. The approved budget in the award package specifies the amount of CHP funds awarded to your agency. Please note that the salary and fringe benefit costs requested in your CHP application may have been adjusted or removed. Your agency may only be reimbursed for the approved cost categories up to the amounts specified in the approved budget. Only actual allowable costs incurred during the award period will be eligible for reimbursement and drawdown. If your agency experiences any cost savings over the course of the award (for example, your award application overestimated the total entry-level officer salary and fringe benefits package), your agency may not use that excess funding to continue salary payments to the officers beyond 36 months. Any funds remaining after your agency has drawn down for the costs of approved salaries and fringe benefits incurred for each awarded position during the 36-month funding period will be deobligated during the closeout process and should not be spent by your agency.

Condition 30

Advancing Department of Justice Priority Problem Focus Areas: This condition applies to agencies that selected one of the following priority crime problem/focus areas to address in their COPS Hiring Program (CHP) application:

- Violent Crime
- Squatting and Encampment Enforcement
- Homeland and Border Security
- Nuisance and Abatement and Quality of Life
- School Based Policing

Your agency understands and agrees to the following: Your agency will implement the one specific community policing plan identified in your CHP award application?

Your agency will address its specific priority crime problem throughout the entire CHP award period?

Your agency will implement any organizational changes identified in its CHP award application;

Your agency will cooperate with any award monitoring by the COPS Office to ensure that it is initiating or enhancing its community policing efforts to address its priority crime problem, which may include your agency having to respond to additional or modified reporting requirements.

Condition 31

Supplementing, not Supplanting: State, local, and tribal government recipients must use award funds to supplement, and not supplant, state, local, or Bureau of Indian Affairs (BIA) funds that are already committed or otherwise would have been committed for award purposes (hiring, training, purchases, and/or activities) during the award period. In other words, state, local, and tribal government recipients may not use COPS Office funds to supplant (replace) state, local, or BIA funds that would have been dedicated to the COPS Office-funded item(s) in the absence of the COPS

Office award. 34 U.S.C. § 10384(a).

Condition 32

Career Law Enforcement Officer: Officer hiring funds may only be used to pay entry-level salaries and fringe benefits for full-time "career law enforcement officers" for 36 months. The COPS Office's statute defines a "career law enforcement officer" as "a person hired on a permanent basis who is authorized by law or by a State or local public agency to engage in or supervise the prevention, detection, or investigation of violations of criminal laws." 34 U.S.C. §10389(1). A recipient agency may use officer hiring funds to pay the salary and benefits of recruits while in academy training to become "career law enforcement officers" if it is the standard practice of the agency to do so with locally-funded recruits. The State of Alaska, and any Indian tribe or tribal organization in that State, may also use officer hiring funds for a "village public safety officer" defined as "an individual employed as a village public safety officer under the program established by the State pursuant to Alaska Statute 18.65.670." Tribal Law and Order Act of 2010, Pub. L. 111-211, title II, § 247 (a)(2).

Condition 33

Local Match: COPS Hiring Program award recipients are required to contribute a local match of at least 25 percent towards the total cost of the approved award project, unless waived in writing by the COPS Office. The local match must be a cash match from funds not previously budgeted for law enforcement purposes and must be paid during the award period. The local match contribution must be made on an increasing basis during each year of the three-year award period, with the federal share decreasing accordingly. 34 U.S.C. § 10381(g).

Condition 34

Modifications: Occasionally, a change in an agency's fiscal or law enforcement situation necessitates a change in its COPS Office CHP award. Award modifications under CHP are evaluated on a case-by-case basis in accordance with 2 C.F.R. § 200.308(i). For federal awards in excess of the simplified acquisition threshold (currently \$250,000), any modification request involving the reallocation of funding between budget categories that exceed or are expected to exceed 10 percent (10%) of the total approved budget requires prior written approval by the COPS Office. Regardless of the federal award amount or budget modification percentage, any reallocation of funding is limited to approved budget categories. In addition, any budget modification that changes the scope of the project requires prior written approval by the COPS Office. In addition, please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

In addition, modification requests should be submitted to the COPS Office when an agency determines that it will need to shift officer positions awarded in one hiring category into a different hiring category and/or reduce the total number of positions awarded. For example, if an agency was awarded CHP funding for two new, additional sworn officer positions, but due to fiscal distress/constraints the agency needs to change the hiring category from the new hire category to the rehire category for officers laid off or scheduled for layoff on a specific future date post-application, the agency would have to request a modification. The COPS Office will only consider a modification request after an agency makes final, approved budget and/or personnel decisions. An agency may implement the modified award following written approval from the COPS Office. Please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

During the CHP award period, it may become necessary for an agency to modify its CHP award due to changes in an agency's fiscal or law enforcement situation. Modification requests should be submitted to the COPS Office when an agency determines that it will need to shift officer positions awarded in one hiring category into a different hiring category, reduce the total number of positions awarded, shift funds among benefit categories, and/or reduce the entry-level salary and fringe benefit amounts. For example, an agency may have been awarded CHP funding for 10 new, additional full-time sworn officer positions, but due to severe fiscal distress/constraints, the agency determines it is unable to sustain all 10 positions and must reduce its request to five full-time positions; or an agency may have been awarded CHP funding for two new, additional sworn officer positions, but due to fiscal distress/constraints the agency needs to change the hiring category from the new hire category to the rehire category for officers laid off or scheduled for layoff on a specific future date post-application. Award modifications under CHP are evaluated on a case-by-case basis. The COPS Office will only consider a modification request after an agency makes final, approved budget and/or personnel decisions. An agency may implement the modified award following written approval from the COPS Office. Please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

Condition 35

School Resource Officer (SRO) Training Requirement: COPS Office-funded SROs are required to complete a 40-hour basic SRO training course from a list of COPS Office-approved providers. Training must be completed no later than nine months after the date shown on the award congratulatory letter or six months from the date of the SRO's hire, whichever comes first. If a COPS Office-funded SRO leaves the recipient agency after completing the training, the recipient agrees to pay for the new SRO, who is assigned to backfill this position, to attend a 40-hour basic training course. The new SRO must complete the training no later than nine months after being placed in the school. If the officer has completed 40-hour basic training within the last 12 months prior to the award date, the condition has been fulfilled. Any longer than 12 months will require the officer to retake the course. The agency must coordinate with the training provider to secure funding to cover registration and travel expenses.

If your agency fails to comply with the SRO basic training within the specified timeframe, the COPS Office may temporarily suspend grant funds or take other remedial actions in accordance with 2 C.F.R. §200.339 until your agency complies with this requirement.

Condition 36

Extensions: Your agency may request an extension of the 60-month award performance period to receive additional time to implement your award program. Such extensions do not provide additional funding. Any request for an extension will be evaluated on a case-by-case basis. Only those recipients that can provide a reasonable justification for delays will be granted no-cost extensions. Reasonable justifications may include difficulties in filling COPS Office-funded positions, officer turnover, or other circumstances that interrupt the 36-month funding period. An extension allows your agency to compensate for such delays by providing additional time to complete the full 36 months of funding for each position awarded. 2 C.F.R. §§ 200.308(f)(10) and 200.309. Extension requests must be received prior to the end date of the award.

Condition 37

Contracts and/or MOUs with other Jurisdictions: Sworn law enforcement officer positions awarded must be used for law enforcement activities or services that benefit your agency and the population that it serves. The items funded under the CHP award cannot be utilized by other agencies unless the items benefit the population that your agency serves. Your agency may use items funded under the CHP award to assist other law enforcement agencies under a resource sharing, mutual aid, or other agreement to address multi-jurisdictional issues as described in the agreement.

Condition 38

Community Policing: Community policing activities to be initiated or enhanced by your agency and the officers funded by this award program were identified and described in your CHP award application. Your agency developed a community policing plan for the CHP award with specific reference to a crime or disorder problem and the following elements of community policing: (a) problem solving—your agency's plan to assess and respond to the problem identified; (b) community partnerships and support, including related governmental and community initiatives that complement your agency's proposed use of CHP funding; and (c) organizational transformation—how your agency will use the funds to reorient its mission to community policing or enhance its involvement in and commitment to community policing. Throughout the CHP award period, your agency is required to implement the community policing plan it set forth in the CHP award application.

The COPS Office defines community policing as a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime. CHP awards through the specific officers funded (or an equal number of redeployed veteran officers) must be used to initiate or enhance community policing activities. All newly hired additional or rehired officers (or an equal number of redeployed veteran officers) funded under CHP must implement your agency's approved community policing plan, which you described in your award application.

Condition 39

Memorandum of Understanding Requirement (for School Resource Officers only)

Recipients using award funding to hire and/or deploy School Resource Officers into schools understand and agree to the following:

- Your agency must submit a signed Memorandum of Understanding (MOU) between the law enforcement agency and the school partner(s) to the COPS Office before obligating or drawing down funds under this award. The MOU must be submitted to the COPS Office within 90 days of the date shown on the award letter. If your agency fails to submit the MOU within the 90 days, the COPS Office may temporarily suspend grant funds in accordance with 2 C.F.R. §200.339 until your agency submits the MOU.

• Your agency's MOU must contain the following information?

- o The purpose of the MOU
- o Clearly defined roles and responsibilities of the school district and the law enforcement agency, focusing officers' roles on safety
- o Information sharing
- o Supervision responsibility and chain of command for the SRO
- o Signatures

Note: Please refer to the MOU Fact Sheet for a detailed explanation of the requirements under each of the bullets.

[] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Award Acceptance

Declaration and Certification to the U.S. Department of Justice as to Acceptance

By checking the declaration and certification box below, I--

A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.

B. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.

C. Accept this award on behalf of the applicant.

D. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Agency Approval

Title of Approving Official

COPS Acting Director

Name of Approving Official

Cory D. Randolph

Signed Date And Time

9/26/25 8:59 PM

Authorized Representative

☐ Declaration and Certification (Law Enforcement Executive/Program Official)

Entity Acceptance

Title of Authorized Entity Official

no value

Name of Authorized Entity Official

no value

Signed Date And Time

no value

☐ Declaration and Certification (Government Executive/Financial Official)

Entity Acceptance**Title of Authorized Entity Official**

no value

Name of Authorized Entity Official

no value

Signed Date And Time

no value

ITEM 7.F

2025 Affordable Housing Advisory Committee (AHAC) Annual Report

Request

Accept the 2025 AHAC Annual Report.

Explanation

Under Florida Statute §420.9076, all communities participating in the State Housing Initiatives Partnership (SHIP) program must annually review their existing policies, procedures, ordinances, land development regulations, and comprehensive plans to identify ways to encourage or facilitate affordable housing while still protecting property values. This review is conducted by the Affordable Housing Advisory Committee (AHAC).

The AHAC meets throughout the year and ultimately produces an AHAC Report summarizing its review, evaluations, and recommendations. After the City Commission accepts the report, staff and the AHAC continue refining the recommended initiatives and develop any necessary policies or programs. These policies or programs are then implemented or adopted internally by staff, based on further direction from the City Commission.

Recommendation

Accept the 2025 AHAC Annual Report.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Development Services

Presenter: Frances DeJesus

Attachment(s):

1. AHAC Report - December 2025

**AFFORDABLE HOUSING ADVISORY COMMITTEE REPORT TO
CITY OF KISSIMMEE CITY COMMISSION
STATE HOUSING INITIATIVES PARTNERSHIP
AFFORDABLE HOUSING INCENTIVE STRATEGIES**

For FY 2024-205

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, City of Kissimmee established an Affordable Housing Advisory Committee (AHAC) on December 1, 2020, as required by Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Kissimmee housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out in Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the City of Kissimmee City Commission (City Commission), the recommendations are used to amend the Local Housing Assistance Plan, Land Development Code, and the local Comprehensive Plan.

COMMITTEE COMPOSITION

The City of Kissimmee City Commission appointed or re-appointed members to the Committee on December 1, 2020. Florida Statutes, Sec. 420.9076(2), lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official counts as a member of the AHAC for purposes of meeting the number of member's requirements. There must be at least eight committee members with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or

municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.

(i) A citizen who resides within the jurisdiction of the local governing body making the appointments.

(j) A citizen who represents employers within the jurisdiction.

(k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

As the 2025 calendar year started, the appointed AHAC Committee members were as follows:

Name	Category Represented
1 Robert A. Bussiere (Chair)	Planning Agency Member
2 Lucie Ghioto (Vice-Chair)	Residential Home Building Industry
3 Olga Gonzalez	Elected Official
4 Fatima Santiago	Citizen
5 Will Cooper	Advocate for Low Income
6 Scott Culp	For-Profit Provider of Affordable Housing
7 Wendy Ford	Non Profit Affordable Housing Provider
8 Linda Goodwin	Real Estate Professional
9 Jackie Espinosa	Banking/Mtg. Affordable Housing
10 Sue Ring	Representative of Employers

As the year went along the AHAC composition changed as follows:

Name	Category Represented	Change
3 Olga Gonzalez	Elected Official	Ended her term as Mayor. Commissioner Noel Ortiz replaced her as an Elected Official on the AHAC.
4 Fatima Santiago	Citizen	Reached maximum number of absences based on City policy. She was replaced by Jesse Boyd, who is also a resident.
6 Scott Culp	For-Profit Provider of Affordable Housing	Resigned. He was replaced by Steve Auger, who is also a developer.
9 Jackie Espinosa	Banking/Mtg. Affordable Housing	Did not continue her AHAC membership as she became Kissimmee's newly elected Mayor.

RECOMMENDATIONS

During year 2025, the AHAC reviewed, considered and evaluated the following incentives/programs:

Local Housing Assistance Plan

The Local Housing Assistance Plan outlines how the local government will use State Housing Initiatives Partnership (SHIP) funds to create and preserve affordable housing for very low, low, and moderate-income families. Each city and county develop its own LHAP based on the

community input and state guidelines. The City of Kissimmee's Local Housing Assistance Plan for years 2025-2028 was due on May 2nd.

Meeting Synopsis:

The AHAC heard a presentation on the current LHAP and proposed changes.

Existing Strategy:

The loan term for the regular Owner-Occupied Rehabilitation Program was 10 years. Under these terms, the loan balance will not decrease during the first five years. However, beginning with year 6th to the end of the term, the balance will be forgiven at 20% per year.

For the Demolition and Reconstruction Program the loan terms were as follows:

Amount of Assistance	Years
\$120,001-152,500	15 years
\$152,501-185,000	20 years
\$185,001-217,500	25 years
\$217,501-350,000	30 years

AHAC Recommendation:

The AHAC voted to change the loan term for the regular Owner-Occupied Rehabilitation Program to 20 years. Under these terms, the loan balance will not decrease during the first ten years. However, beginning with year 11th to the end of the term, the balance will be forgiven at 20% per year.

For the Demolition and Reconstruction Program the loan terms were as follows:

Amount of Assistance	Years
\$120,001-185,000	20 years
\$185,001-217,500	25 years
\$217,501-350,000	30 years

Schedule for Implementation:

The LHAP covering FY2025-2027 was presented and approved by the City Commission on April 15, 2025.

Five-Year Consolidated Plan and Annual Action Plan

The Five-Year Consolidated Plan is a comprehensive document, required by the US Department of Housing and Urban Development (HUD), that helps local jurisdictions assess their affordable housing and community development needs and market conditions to make investment decisions. It also serves as a framework for a community wide dialogue to identify housing and community development priorities that align and focus funding from the different CPD formula block grant programs – in the City's case, the Community Development Block Grant Program (CDBG). The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and no-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

Meeting Synopsis:

The AHAC received a presentation on the Five-Year Consolidated Plan and Annual Action Plan process. Initially, this was provided as an informational item for educational purposes. However, the AHAC insisted on making specific recommendations regarding the document. Consequently, staff brought back the final draft during its public comment period and recorded the AHAC's comments to be included in the Plan's comments section.

Existing Strategy: N/A

AHAC Recommendation:

Board Members commented on the alignment of goals with the Local Housing Assistance Plan, Construction of new ownership housing, concerns within language regarding climate resiliency goals, and recommendation to fund Tenant-Based Rental Assistance with HOME funds.

Schedule for Implementation:

The Five-Year Consolidated Plan and Annual Action Plan were presented to the City Commission at a Public Hearing on July 15, 2025. Considering that the Board Member comments centered around the use of certain terminology used in the Plans and using different goal outcome indicators which were addressed and clarified by the City of Kissimmee Housing and Community Development Division Representative, they were not accepted for consideration as changes to the Plan draft. The recommendations were deemed as either required by HUD or unchangeable in the IDIS online format for the Consolidated Plan and Annual Action Plan.

OTHER INCENTIVES

These other incentives had been reviewed in recent past years and were not included in the review during the FY2023-2024 year.

Incentive	Status	Year Adopted
Expedited permitting	Required. Changes were recommended by AHAC and adopted. Expedited Permitting Procedures for affordable housing projects were established. The Affordable Housing Certification Form was developed. A staff member has been designated to act as the Affordable Housing Expediter.	2021
Ongoing review process	Required. Changes were recommended by AHAC. A recommendation to create a Housing Impact Analysis to tract the increase in housing costs when a new or change of regulation was proposed.	2021
Impact Fee modifications	Reviewed and changes were recommended by AHAC. Implemented in the LHAP. Policies and procedures for the Affordable Housing Fee Reduction Program were created. A new strategy was created in the LHAP that provides \$20,000 to affordable housing projects participating in the Florida Housing Finance Corporation's tax credit or bond financing programs to pay for impact/mobility fees.	2022
Flexible densities	Reviewed and changes were recommended by AHAC. Changes to the current LDC were made to require that in order for developments to be eligible for a density bonus of 5%, the development must set aside at least 20% of its units	2022

	as affordable housing. These units must remain affordable for up to 15 years.	
Reservation of infrastructure	Not adopted. The AHAC determined that changes to the current LDC are not necessary.	N/A
Reduction of parking and setbacks	Not adopted. The AHAC determined that changes to the current LDC are not necessary.	N/A
Allowance of flexible lot sizes	Not adopted. The AHAC determined that changes to the current LDC are not necessary.	N/A
Modification of street requirements	Not adopted. The AHAC determined that changes to the current LDC are not necessary.	N/A
Printed inventory of public owned lands	Reviewed and changes recommended by AHAC. Policies and procedures for the Surplus Land for Affordable Housing were created.	2022
Support of development near transportation/employment hubs	Reviewed and changes recommended by AHAC. Implemented in the LHAP. Projects located near transportation, employment centers, and/or mixed used development are given preference during the selection process to receive SHIP funding.	2022
Definition of Affordable Housing	Reviewed and changes recommended by AHAC. The definition was adopted and included in the LDC.	2022
Community Land Trust	Reviewed and made recommendations. The work is ongoing.	2024
Accessory Dwelling Units	Reviewed and changes recommended by the AHAC have not been adopted.	2024

IV. Other Incentives – Additional Review Needed Next Year

The AHAC will implement the priorities for next year.

CLOSING REMARKS

This report is the culmination of a year's worth of review, consideration, evaluation, and recommendations by the AHAC. The staff and the AHAC will continue developing the recommendations contained in this report and develop policies/programs, if necessary. These policies/programs will be adopted and/or implemented internally by staff accordingly depending on further direction by the City Commission.

ITEM 7.G

Community Development Block Grant FY2025 Federal Award Agreement

Request

Acceptance of the Community Development Block Grant (CDBG) FY2025 allocated from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$1,000,854 and authorize the Mayor to execute the CDBG Federal Award Agreement (Grant #CDBGGEN25).

Explanation

On July 15, 2025, the City Commission approved the submittal of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development. As a result, the Jacksonville Field Office has provided the Fiscal Year 2025 Federal Award Agreement for the Community Development Block Grant (CDBG) Program in the amount of \$1,000,854. By executing this agreement, the City is entering into a legally binding agreement with HUD to use awarded funds and carry out the funded activities in accordance with all Federal statutes, regulations, Federal Register notices, and award terms and conditions that apply for those funds and activities.

Recommendation

Acceptance of the Community Development Block Grant (CDBG) FY2025 allocated from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$1,000,854 and authorize the Mayor to execute the CDBG Federal Award Agreement.

REQUESTED CITY COMMISSION ACTION:

Accept
Execute

Department: Development Services
Presenter: Frances DeJesus

Attachment(s):

1. (S) FY2025 CDBG Federal Award Agreement

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address: Kissimmee 101 CHURCH ST KISSIMMEE, FL 34741-5034	12. Assistance listing number and title: 14.218, Community Development Block Grant Program for Entitlement Communities 14.225, Community Development Block Grant Program for Insular Areas 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii
2. Recipient's Unique Entity Identifier: DPHBBJP7RHY3	13. Amount of federal funds obligated by this action: \$1,000,854.00
3. Tax identification number: 596000348	14. Total amount of federal funds obligated: \$1,000,854.00
4. Federal Award Identification Number (FAIN): B25MC120051	15. Total approved cost sharing (if applicable): N/A
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing: \$1,000,854.00
6. Period of performance start and end date: 10/1/2024 - See Addendum 2	17. Budget approved by HUD:
7. Budget period start and end date: 10/1/2024 - See Addendum 2	18. Fiscal year: 2025
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 5301 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 570
23. Federal award description: The CDBG program provides funding to eligible grantees for the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. - Addendum 1. Policy Requirements - Addendum 2. Program-Specific Requirements - Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Community Development Block Grant program statute 42 U.S.C. 5301 et seq., the program regulations at 24 C.F.R. § 570 (as now in effect and as may be

U.S. Department of Housing and Urban Development — Federal Award Agreement

amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.
2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:
 - ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.
 - ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.
3. *Applicability of 2 C.F.R. part 200.*
 - ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
 - ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.
5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.
6. *Recipient integrity and performance matters.* If the Federal share of this award is more than \$500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.
7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in

U.S. Department of Housing and Urban Development — Federal Award Agreement

such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.
9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.
10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.
11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.
12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.
13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

U.S. Department of Housing and Urban Development — Federal Award Agreement

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date
For the Recipient (name and title of authorized official)	Signature	Date
Jackie Espinosa, Mayor (City of Kissimmee)		December 2, 2025

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;
2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;
3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,
5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.
6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended ([8 U.S.C. 1601-1646](#)) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, [Executive Order 14218](#), or other Executive Orders or immigration laws.
7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.
9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization’s religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.218, Community Development Block Grant Program for Entitlement Communities

Assistance Listing 14.225, Community Development Block Grant Program for Insular Areas

Assistance Listing 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii

1. *Environmental Review.* The Recipient agrees to assume all the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of title I of the Housing and Community Development Act of 1974 and published in 24 C.F.R. part 58; except that if the Recipient is a state, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.
2. *Public Use.* The Recipient shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport, or highway projects as well as utility projects that benefit or serve the general public (including energy-, communication-, water-, and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. Law No. 107-118) shall be considered a public use for purposes of eminent domain.
3. *Prohibition on Selling, Trading, and Transferring Funds.* The Recipient or unit of general local government that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974.
4. *Construction of Water and Sewer Facilities.* Notwithstanding any other provision of this agreement, the Recipient may not obligate or expend award funds to plan or construct water or sewer facilities, including any new or revised activities, until after 1) it completes the review procedures required under Executive Order 12372, Intergovernmental Review of Federal Programs, and 24 C.F.R. part 52 and 2) HUD provides written notice of the release of funds.
5. *Funds for For-Profit Entities.* Under 42 U.S.C. § 5305(a)(17), CDBG funds may not be provided to a for-profit entity unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 C.F.R. § 570, *Guidelines and Objectives for Evaluating Project Costs and Financial Requirements*.
6. *Violence Against Women Act.* The Recipient will comply with the right to report crime and emergencies protections at 34 U.S.C. § 12495 of the Violence Against Women Act.

U.S. Department of Housing and Urban Development — Federal Award Agreement

7. Funding Information and Period of Performance and Budget Period End Dates

Source of Funds	Amount	Period of Performance End Date	Budget Period End Date
2025	\$1,000,854.00	9/30/2033	9/30/2033

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

- ☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.
- ☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.
- ☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:

The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

ITEM 7.H

Resolution Electing to "Opt-Out" of Providing the Live Local Act Property Tax Exemption Pursuant to Section 196.1978(3)(o), Florida Statutes

Request

Request the adoption of the Resolution allowing the City to "opt-out" of providing the Live Local Act Property Tax Exemption pursuant to Section 196.1978(3)(o), Florida Statutes.

Explanation

Florida Statute 196.1978(3)—the "Live Local Act Property Tax Exemption"—requires the Osceola County Property Appraiser to grant a property-tax exemption to qualifying rental properties. Beginning with the 2026 tax roll, Section 196.1978(3)(o) allows local taxing authorities to opt out of providing this exemption for units in multifamily projects occupied by households earning 80% to 120% of the area median income (AMI) (the "80–120% Tax Exemption").

A taxing authority may opt out only if the latest Shimberg Center for Housing Studies Annual Report, prepared under Section 420.6075, Florida Statutes, shows that in the relevant metropolitan statistical area (MSA) or region, the number of affordable and available units exceeds the number of renter households within the 80–120% AMI range.

The most recent Shimberg Annual Report shows that the Orlando–Kissimmee MSA, which includes the City, has a surplus of affordable and available units for households in the 80–120% AMI income range. Because of this finding, the City, being a taxing authority, qualifies to exercise the opt-out permitted under Section 196.1978(3)(o) and may choose not to grant the 80–120% Tax Exemption to otherwise eligible properties.

Recommendation

Adoption of the Resolution allowing the City to "opt-out" of providing the Live Local Act Property Tax Exemption pursuant to Section 196.1978(3)(o), Florida Statutes.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Development Services

Presenter: Frances DeJesus

Attachment(s):

1. (S) RES - Live Local Tax Exempt Opt-Out 2026

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE “LIVE LOCAL ACT PROPERTY TAX EXEMPTION”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 196.1978(3), Florida Statutes (the “Live Local Act Property Tax Exemption”) requires the Osceola County Property Appraiser to exempt certain rental properties from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, Affordable Housing Property exemption,, (Chapter 2024-158, Laws of Florida) allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80 and 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (“MSA”) or, if not within a MSA, within the county in which the person or family resides (the “80 to 120 Tax Exemption”), if the taxing authority finds that the latest Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes (“Shimberg Annual Report”), identifies that the number of affordable and available units in the MSA or region is greater than the number of rental households in the MSA or region for natural persons or families who meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City of Kissimmee, as an eligible taxing authority, adopted Resolution 20-2024, finding that the Shimberg Annual Report identified a surplus of affordable and available units in the City of Kissimmee and elected to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption.

WHEREAS, Florida Statute Section 196.1978 provides that the Resolution may be renewed before expiration, and it is the City Commission of the City of Kissimmee’s desire to extend this exemption to the 2026 tax roll.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Kissimmee, Osceola County, Florida:

Section 1. Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the City Commission are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. Opt-Out Election; Required Findings. The City Commission of the City of Kissimmee hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, for those households that meet the income criteria for the 80 to 120 Tax Exemption. Therefore, Kissimmee hereby elects not to exempt

properties eligible for the 80 to 120 Tax Exemption in Section 196.1978(3)(d)1.a., Florida Statutes, pursuant to the authority in Section 196.1978(3)(o), Florida Statutes, and hereby requests that the Osceola County Property Appraiser not grant any such exemptions.

Section 3. Applicability. This Resolution applies to all ad valorem property tax levies imposed by the City of Kissimmee.

Section 4. Advertising; Notice to Property Appraiser. This Resolution has been duly advertised in accordance with Section 50.011(1), Florida Statutes. The Clerk of the City of Kissimmee is directed to provide a copy of this Resolution to the Osceola County Property Appraiser prior to January 1, 2026.

Section 5. No Waiver of Rights. Other governmental entities have alleged that the Live Local Act Property Tax Exemption is unconstitutional, and inconsistent with Section 196.012(7), Florida Statutes. Further, other governmental entities have raised concerns with relying entirely on the Shimberg Annual Report to meet the “affordable and available” test in Section 196.1978(3)(o), Florida Statutes. The adoption of this Resolution shall not constitute an admission that the Live Local Property Tax Exemption is constitutional or consistent with Section 196.012(7), Florida Statutes, and shall not constitute an admission that the Shimberg Annual Report is the best method of determining the current inventory of “affordable and available” housing in Kissimmee. If Kissimmee ceases to qualify for the election in Section 196.1978(3)(o), Florida Statutes, in future years, or if this Resolution is determined to be invalid or unenforceable by the Osceola County Property Appraiser or a court of competent jurisdiction, nothing in this Resolution shall be deemed a waiver of Kissimmee’s right to challenge the Live Local Act Property Tax Exemption.

Section 6. Effective Date. This Resolution shall take effect on January 1, 2026, and shall expire on January 1, 2027. This Resolution may be renewed prior to January 1, 2027, pursuant to Section 196.1978(3)(o), Florida Statutes.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA IN LAWFUL SESSION ASSEMBLED AS FOLLOWS:

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this _____ day of _____, 2025.

Jackie Espinosa, Mayor-Commissioner

ATTEST:

Tameara Crespo, City Clerk

Approved as to form and legality:

Olga Sanchez de Fuentes, City Attorney

ITEM 7.I

Trade in Credit for SWAT Rifles and Ammunition

Request

Approval to trade in 31 rifles and old ammunition to SSD International Inc. for a trade in credit to be used to purchase new accessories for the Kissimmee Police Department SWAT team.

Explanation

The Police Department seeks to trade in 31 rifles that are no longer in use. Half of these SWAT rifles were purchased in 2007, and the remaining half were purchased in 2017. All rifles have exceeded the life expectancy for the SWAT team. Maintenance and repairs have become costly for several of the rifles and in early 2025 the Police Department purchased newer rifles for the SWAT team. The Police Department also has 11,000 rounds of .40 caliber ammunition that was purchased back in 2011. At the time, the department utilized a .40 caliber handgun but then switched to a larger caliber and now a 9mm caliber.

SSD International Inc. has provided us with a trade in credit quote of approximately \$19,690.00 for the 31 rifles and the old ammunition. This credit is to be used for accessories for the SWAT team. The accessories that will be purchased will be to outfit the SWAT team with 22 rifle suppressors. The purpose for a rifle suppressor is to provide an operator greater hearing protection, better communication while shooting with others, and reducing the recoil when firing a rifle. It is estimated that 22 rifle suppressors will cost between \$14,000.00 to \$19,000.00. Any left-over monies from the trade in credit will be used for any additional accessories needed for the Kissimmee Police Department or SWAT team. The SWAT team has participated in trade in credits in the past with SSD International Inc. and it is within city procurement guidelines.

All paperwork to trade in rifles that are in the National Firearms Registration has been submitted and approved by Bureau of Alcohol, Tobacco, Firearms, and Explosives.

Recommendation

Approval to trade in these specific rifles and ammunition that are no longer being used by the Police Department in exchange for new accessories for the SWAT team.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter: Charles Broadway

Attachment(s):

1. Quotes from SSD International
2. Approval Letter from the Alcohol, Tobacco, Firearms, and Explosives
3. Approval Memorandum from Chief Charles Broadway



**MILITARY & LAW
ENFORCEMENT SERVICES**

1349 South Orange Blossom Trail, Apopka, FL 32703 Tel. 407.410.6914

SALES QUOTATION

QUOTED BY:

Brad Ryan
Account Manager
SSD International Inc.

DATE: 11/13/2025

QUOTE: KPD-21

SELL TO:

Kissimmee Police Department
8 N. Stewart Avenue
Kissimmee, Florida 34741
407-847-0176

SHIP TO:

Kissimmee Police Department
8 N. Stewart Avenue
Kissimmee, Florida 34741
407-847-0176

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
TRADE G	Sig Sauer MCX Rifles with 11.5 inch barrel	13	\$1,000.00	\$13,000.00
TRADE G	Bushmaster XM-15 Rifles with 11.5 barrel	9	\$250.00	\$2250.00
TRADE G	Bushmaster Carbon 15 Rifles with 16 inch barrel	4	\$200.00	\$800.00
TRADE G	Bushmaster XM-15 rifle with 24 inch barrel	1	\$200.00	\$200.00
TRADE G	HK UMP 40sw Machine Gun	4	\$200.00	\$800.00
SHIP	SHIPPING	1	\$0.00	\$0.00
			CREDIT TOTAL	\$17,050.00

TERMS AND CONDITIONS

Prices are US Dollars.

Quotes are valid for 30 days. Prices are subject to change after 30 days.

Payment Terms: Purchase Order, payable within 30 days of delivery.

Returns: All returns, and cancelled orders are subject to a 25% restocking fee. Return shipments require an RA number before products can be shipped back to the manufacturer or SSD.

Shipment Terms: Delivery to agency. Freight paid on orders over \$5k in value.

Estimated time to ship: 180-365 days after receipt of signed purchase order.



**MILITARY & LAW
ENFORCEMENT SERVICES**

1349 South Orange Blossom Trail, Apopka, FL 32703 Tel. 407.410.6914

SALES QUOTATION

QUOTED BY:

Brad Ryan
Account Manager
SSD International Inc.

DATE: 11/07/2025

QUOTE: KPD-25

SELL TO:

Kissimmee Police Department
8 N. Stewart Avenue
Kissimmee, Florida 34741
407-847-0176

SHIP TO:

Kissimmee Police Department
8 N. Stewart Avenue
Kissimmee, Florida 34741
407-847-0176

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
TRADE A	Dept. Trade Speer GD 40sw 165gr 11k Rounds	1	\$2,640.00	\$2,640.00
SHIP	SHIPPING	1	\$0.00	\$0.00
			CREDIT TOTAL	\$2,640.00

TERMS AND CONDITIONS

Prices are US Dollars.

Quotes are valid for 30 days. Prices are subject to change after 30 days.

Payment Terms: Purchase Order, payable within 30 days of delivery.

Returns: All returns, and cancelled orders are subject to a 25% restocking fee. Return shipments require an RA number before products can be shipped back to the manufacturer or SSD.

Shipment Terms: Delivery to agency. Freight paid on orders over \$5k in value.

Estimated time to ship: 180-365 days after receipt of signed purchase order.



CITY OF KISSIMMEE POLICE DEPARTMENT
8 NORTH STEWART AVENUE - KISSIMMEE, FLORIDA 34741 - 407.847.0176



June 18, 2025

To whom it may concern:

On February 26, 2025, a request was sent to remove 27 semi-automatic firearms that are not in use from the Class 2/Class 3 registry. On June 6, 2025, the request was sent back to our agency asking us to recheck 6 of the serial numbers that were submitted. Upon further inspection, only one serial number needed a correction (item#5). The remaining 5 semi-automatic firearms have a barrel length of over 16 inches and are not needed to be removed from any registry.

Please accept this amended request to the Bureau of Alcohol, Tobacco, Firearms, and Explosives to remove the following 22 semi-automatic firearms from the Class 2/Class 3 Registry. The firearms listed below are being taken out of an NFA configuration. I have listed each firearm by make, model, serial number, and status of each one. All firearms listed below are not being used and currently stored at our agency.

	<u>Make</u>	<u>Model</u>	<u>Serial Number</u>	<u>Status</u>
1.	BushMaster	XM-15 E2S	L452265	Not in NFA Configuration
2.	BushMaster	XM-15 E2S	L490580	Not in NFA Configuration
3.	BushMaster	XM-15 E2S	L490216	Not in NFA Configuration
4.	BushMaster	XM-15 E2S	L452370	Not in NFA Configuration
5.	BushMaster	XM-15 E2S	BFI519339	Not in NFA Configuration
6.	BushMaster	XM-15 E2S	BFI681104	Not in NFA Configuration
7.	BushMaster	XM-15 E2S	BFI681124	Not in NFA Configuration
8.	BushMaster	XM-15 E2S	BFI681128	Not in NFA Configuration
9.	BushMaster	XM-15 E2S	BFI681195	Not in NFA Configuration

Page 1 of 2

	Make	Model	Serial Number	Status
10.	Sig Sauer	MCX	63C011385	Not in NFA Configuration
11.	Sig Sauer	MCX	63C011391	Not in NFA Configuration
12.	Sig Sauer	MCX	63C031173	Not in NFA Configuration
13.	Sig Sauer	MCX	63C031620	Not in NFA Configuration
14.	Sig Sauer	MCX	63C031625	Not in NFA Configuration
15.	Sig Sauer	MCX	63C031635	Not in NFA Configuration
16.	Sig Sauer	MCX	63C031637	Not in NFA Configuration
17.	Sig Sauer	MCX	63C031773	Not in NFA Configuration
18.	Sig Sauer	MCX	63C031789	Not in NFA Configuration
19.	Sig Sauer	MCX	63C031809	Not in NFA Configuration
20.	Sig Sauer	MCX	63C031841	Not in NFA Configuration
21.	Sig Sauer	MCX	63C031851	Not in NFA Configuration
22.	Sig Sauer	MCX	63C031868	Not in NFA Configuration

Thank you for your assistance. I have included our agency ORI number along with my contact information. I have also included the original request that was sent back to our agency. If approved, please forward this information to my email Ian.Downing@kissimmee.gov or you can mail it to our agency address.

Sincerely,

Captain Ian Downing # 615



Date: 6/18/25
 Kissimmee Police Department
 ORI: FL0490200
Ian.Downing@kissimmee.gov
 Phone: 407-847-0176 Ext. 3222
 8 North Stewart Ave.
 Kissimmee, FL 34741



Requested Adjustments made to the
 National Firearms Registration and Transfer Record

Approved by Chief, Government Support Branch,
 NFA Division

Authorized
 NFA Division
 official

Digitally signed by Authorized NFA
 Division official
 DN: cn=Chief, o=NFA Division
 email=chief@nfa.gov, c=US
 Serial Number 1000000000
 2025.06.18.17

08/27/2025

Processed by: _____



CITY OF KISSIMMEE POLICE DEPARTMENT

INTEROFFICE MEMORANDUM

November 12, 2025

TO: Chief Charles Broadway
Kissimmee Police Department

A handwritten signature in black ink, appearing to be "CB", is written over the name "Chief Charles Broadway".

VIA: Chain of Command

FROM: Lieutenant Christopher Breuer
Criminal Investigations Division

Handwritten initials "CDB" in blue ink are written next to the name "Lieutenant Christopher Breuer".

SUBJECT: Approval to trade in old SWAT rifles and ammunition for credit

The Kissimmee Police Department's SWAT team has 31 rifles that are no longer being used. These rifles include 4 x Heckler and Koch Universal Machine Pistol (fully auto) that were purchased in 2005, 13 x Sig Sauer MCX rifles that were purchased in 2017, and 14 x BushMaster rifles that were purchased in 2007. The SWAT team also has 11,000 rounds of .40 caliber ammunition from 2011 that is no longer utilized due carrying a different caliber handgun. The Police Department also does not have a use for it.

Each of these rifles has exceeded the life expectancy typically used by Police Department's as repairs and maintenance have become costly over time. In early 2025, the Police Department purchased 22 Cobalt Kinetic rifles for the SWAT team. The SWAT team is looking to purchase 22 suppressors for these rifles which will cost between \$14,000 to \$19,000. The purpose for a rifle suppressor is to provide an operator greater hearing protection, better communication while shooting with others, and reducing the recoil when firing a rifle.

SSD International Inc. has offered to provide the Police Department with a trade in credit of \$19,690.00 for all 31 rifles and ammunition mentioned above. This trade in credit will be used solely for rifle suppressors and accessories for the SWAT team. The SWAT team has participated in trade ins in the past to purchase new sniper rifles and is within city procurement guidelines. An approval letter has also been given to the Police Department by the Bureau of Alcohol, Tobacco, Firearms, and Explosives to allow 22 of these rifles to be removed from the National Firearms Registration and used for a trade in credit. The reason that only 22 were approved is because they are short barreled rifles. The remaining rifles have a barrel length of over 16 inches, and the fully automatic rifles will be disassembled and only sold for parts.

Attached are the forms supplied to the Bureau of Alcohol, Tobacco, Firearms, and Explosives and the quotes provided by SSD International, Inc. If approved, an agenda item will be submitted for Commission approval to trade in the 31 rifles and ammunition.

Kissimmee Police Department SWAT – Supervisory Endorsement

Reason for Request: Approval to trade in old SWAT rifles for credit

Initiated By: Lt. C. Breuer

Signature: 

Date: 11/12/2025

☐ APPROVED

☒ RECOMMENDED

☐ NOT APPROVED

☐ NOT RECOMMENDED

Comments: _____

Date: 11/12/2025


Captain Ian Downing
Support Services Division
SWAT Commander

☐ APPROVED

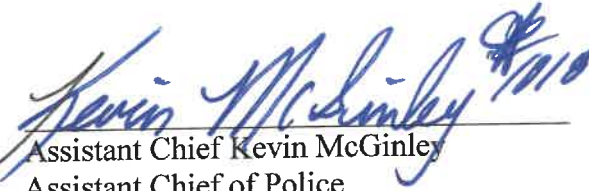
☒ RECOMMENDED

☐ NOT APPROVED

☐ NOT RECOMMENDED

Comments: _____

Date: 11/12/25


Assistant Chief Kevin McGinley
Assistant Chief of Police
High Risk Incident Commander

☐ APPROVED

☒ RECOMMENDED

☐ NOT APPROVED

☐ NOT RECOMMENDED

Comments: _____

Date: 11/12/25


Curtis McGehee
Legal Advisor

☒ APPROVED

☐ RECOMMENDED

☐ NOT APPROVED

☐ NOT RECOMMENDED

Comments: _____

Date: 11/18/25


Chief Charles Broadway
Chief of Police

ITEM 7.J

Rescue Unit Purchases 2026

Request

The Kissimmee Fire Department is requesting to have Excellance, Inc. manufacture two Rescue Units utilizing 2026 Freightliner M2 Chassis (Contract #20260088).

Explanation

The Kissimmee Fire Department requests approval to have Excellance, Inc. manufacture two Rescue Units on a 2026 Freightliner M2 chassis. Purchasing these units from Excellance, Inc. ensures fleet continuity, supports our long-term remount program, and maintains structural warranty coverage. Each unit will cost \$412,928.25.

Funding for one Rescue Unit has already been approved in the FY2025–26 budget under Project ST2603. The second unit was originally budgeted as a remount under Project ST2602; however, with an additional \$60,000, we created Project ST2628 to purchase a brand-new Rescue instead. This modest increase will significantly extend the vehicle's service life.

The \$365,000 allocated initially to ST2603 is currently being transferred to ST2628; once complete, ST2603 will be closed. An additional \$60,000 will be transferred from Project ST2425 to finalize funding for this purchase.

The City Manager and Finance Director have approved this acquisition. This is a sole-source procurement with Excellance, Inc. to maintain consistency within our fleet.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10435206 506495	ST2603		450,000	412,928.25
10435206 506495	ST2602	Decrease	365,000	
35990706 506494	ST2425	Decrease	60,000	
10435206 506495	ST2628	Increase	425,000	412.928.25

Financial Summary:

Any remaining funds in the 10435206-506495 budget line for Projects ST2603 and ST2628, after the purchase of the Rescue units, will be transferred to the 10435206-506494 account within the same projects to support the purchase of radios, opticoms, and related equipment.

Recommendation

Staff recommends approval of this purchase.

City of Kissimmee

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Fire

Presenter:

Attachment(s):

1. (S) Rescue Unit Purchase Agreement

ADDENDUM TO EXCELLANCE, INC. (HEREINAFTER "VENDOR") QUOTE NUMBERS FY2526N AND FY26N-2

The City of Kissimmee's (hereinafter "CITY") purchase pursuant to Quote Numbers FY2526N and FY26N-2, attached hereto and incorporated herein as Exhibits A and B, is conditioned upon the Vendor agreeing to the terms and conditions set forth herein. To the extent of any conflict with provisions in the Vendor's standard terms and conditions as set forth in Vendor's agreements, the provisions in this Addendum will prevail. Collectively, the attached agreements (including other terms or documents or information incorporated by reference) and this Addendum shall be referred to as "this Contract."

1. **PAYMENT.** CITY is a local governmental entity subject to the Local Government Prompt Payment Act, §218.70, *et seq.*, Fla. Stat. and payment by CITY shall be made in compliance with said Act. VENDOR agrees to invoice CITY no later than sixty (60) calendar days after the completion of the corresponding payment condition set forth in the agreement. CITY will not be obligated to make payment against any invoices submitted after such period. Payment shall not constitute acceptance. Original invoices shall be submitted and shall include: purchase agreement number from the Purchase Order, purchase order number, line item number, Order number, part number, complete bill to address, description of Software and Services, quantities, unit price, extended totals, and any applicable taxes or other charges. For payment, VENDOR must render original invoice to the City of Kissimmee, Finance Department, 101 Church Street, Kissimmee, Florida 34741.
2. **NON-APPROPRIATION.** All funds for payment by CITY under this Contract are subject to the availability of an annual appropriation for this purpose by the Kissimmee City Commission. In the event of non-appropriation of funds by the Kissimmee City Commission for the goods and/or services provided under this Contract, CITY will terminate this Contract, without termination charge or other liability, or other cost or expense on the last day of the then-current fiscal year or when the appropriation made for the then-current year for the goods and/or services covered by this Contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this Contract, Vendor on thirty (30) days prior written notice shall accept cancellation, but failure to give such notice shall be of no effect and CITY shall not be obligated under this Contract beyond the date of termination.
3. **LIABILITY.** All provisions that require the CITY to assume liability or to indemnify, defend or hold harmless are hereby deleted. The CITY does not intend to alter, extend or waive any defense of sovereign immunity to which it may be entitled under the Florida Constitution, §768.28, Fla. Stat. or otherwise provided. Neither party shall be liable for any indirect, consequential, exemplary, special, incidental, reliance or punitive damages (including lost business, revenue, profits or goodwill) arising in connection with this Contract. Vendor shall not be responsible for any loss or dissemination of City's data or materials unless it results from Vendor's willful misconduct, gross negligence, or negligence.
4. **DISPUTES.** All provisions requiring mandatory alternative dispute resolutions (including but not limited to arbitration or mediation) are hereby deleted. This Contract is to be construed and interpreted according to the laws of the State of Florida and all legal proceedings shall be filed in Osceola County, Florida. The statute of limitations set forth in the Laws of Florida shall apply.
5. **COMPLIANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL LAWS.** The Parties shall comply with all Federal, State, County and Local laws, regulations, ordinances, rules and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury, or loss. In any emergency affecting the safety of persons or property, Vendor shall act, at its discretion, to prevent threatened damage, injury or loss. Vendor is responsible for obtaining all necessary permits and licenses and the payment of any fees

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necessary for performance of this Agreement.

6. **WAIVER OF JURY TRIAL/AWARD OF ATTORNEY'S FEES.** It is mutually agreed by and between the Parties that each of the Parties do hereby waive trial by jury in any action, proceeding or claim which may be brought by either of the parties hereto against the other on any matters concerning or arising out of this Agreement. In any such action, each party shall be responsible for their own attorney's fees, including those incurred in appellate proceedings.
7. **NOTICE.** In the event of breach or termination, in addition to notice provisions set forth in this Contract, a copy of notice to the CITY shall be provided to the City Manager, 101 Church Street, Kissimmee, Florida 34741.
8. **ASSIGNMENT.** Vendor may neither assign nor factor any rights in nor delegate any obligations under this Contract or any portion thereof without the written consent of the CITY.
9. **FEDERAL AND STATE TAXES.** The City is exempt from Federal Tax and State Sales and Use Taxes. Upon request, the City will provide an exemption certificate to the Vendor. The Vendor shall be exempted from paying sales tax to its suppliers for materials to fulfill contractual obligations with the City. The Vendor shall be authorized to use the City's Tax Exemption Number in securing such materials.
10. **RECORDS LAW.** The City is a public agency subject to the Florida Public Records Law expressed in Chapter 119, Florida Statutes. Accordingly, to the extent that it is determined that Vendor is acting on behalf of City as provided under Section 119.011 (2), Vendor agrees to also comply with that law, specifically including to:
 - a. Keep and maintain public records that ordinarily and necessarily would be required by the City to perform the service.
 - b. If the City's Custodian of Records requests records from Vendor, Vendor shall provide the City's Custodian of Records with a copy of the requested records or provide City with access to inspect public records within a reasonable time at a cost that does not exceed the cost charged by the City of Kissimmee, as provided in Chapter 119, Florida Statutes or as otherwise provided by law.
 - c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Vendor does not transfer the records to the City.
 - d. Meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of the Vendor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a commercially reasonable format. Upon notice to Vendor of a request to inspect or copy public records relating to a City's contract for services, Vendor shall provide the records to the City or allow the records to be inspected or copied within a reasonable time.
 - e. If Vendor does not comply with the City's request for records, such failure shall constitute a material breach and the Contract shall terminate upon notice by the City.
 - f. A Vendor who fails to provide the public records to the City within a reasonable time may be subject to penalties under Florida Statutes §119.10.

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If Vendor has questions regarding the application of Chapter 119, Florida Statutes, to Vendor's duty to provide public records relating to this Contract, contact the Custodian of Public Records at 407-518-2308, Cityclerkemail@kissimmee.gov, and 101 Church Street, Kissimmee, Florida 34741.

- 11. E-VERIFY.** In accordance with Section 448.095, Florida Statutes, Vendor shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Vendor enters into a contract with a subcontractor performing work or providing services on its behalf, Vendor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

Every Vendor shall, upon request provide evidence of compliance with this provision to City. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion. Vendor may be liable for all costs associated with City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs (if necessary).

City acknowledges that Vendor may use workers outside the United States, who will not be subject to e-verification.

- 12. SCRUTINIZED COMPANIES CERTIFICATION.** By signing this Agreement, Vendor certifies that it is not on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or engaged in a boycott of Israel; and, for bids, proposals or contracts for goods or services of one million (\$1,000,000) dollars or more, that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged in business operations in Cuba or Syria, per Section 287.135, Florida Statutes. If City determines, using credible information available to the public, that Vendor has submitted false certification, City shall provide Vendor with written notice of its determination. Vendor shall have 90 days following receipt of the notice to respond in writing and to demonstrate that the determination of false certification was made in error. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion.

- 13. FOREIGN GIFTS AND CONTRACTS.** Vendor must comply with any applicable disclosure requirements in Section 286.101, Florida Statutes.

- 14. PROHIBITED TELECOMMUNICATIONS EQUIPMENT.** Vendor represents and certifies that it and its applicable subcontractors do not and will not use any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 CFR Sections 52.204-24 through 52.204-26. By executing this Agreement, Vendor represents and certifies that Vendor and its applicable subcontractors must not provide or use such covered telecommunications equipment, system, or services for any scope of work performed for the City for the entire duration of this Agreement. If Vendor is notified of any use or provisions of such covered telecommunications equipment, system, or services by a

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subcontractor at any tier or by any other source. Vendor must promptly report the information in 40 CFR Section 52.204-25(d)(2) to the City.

15. CORRECTION OF WORK. If, in the judgment of City, work provided by Vendor does not conform to the requirements of this Agreement, or if the work exhibits poor workmanship, City reserves the right to require that Vendor correct all deficiencies in the work to bring the work into conformance without additional cost to City, and / or replace any personnel who fail to perform in accordance with the requirements of this Agreement. City is the sole judge of non-conformance and the quality of workmanship.

16. INSURANCE. During the term of the Agreement and any renewals, Vendor at their sole cost and expenses shall maintain insurance coverage as follows:

- a. **Workers Compensation:** Vendor will provide Worker's Compensation coverage for all employees at the site location. The limits will be statutory for Worker's Compensation and \$300,000.00 for Employers' Liability.
- b. **Comprehensive General Liability:** Vendor will provide such coverage with limits of not less than \$1,000,000.00 per occurrence combined single limit for Bodily Injury and Property Damage including coverage for premises/operations, contractual liability, personal injury, explosion, collapse, underground hazard, products/completed operations, broad form property damage, cross liability and severability of interest clause. This policy of insurance must be written in an "occurrence" based format.
- c. **Comprehensive Automobile Liability:** Vendor will provide coverage for all owned and non-owned vehicles for limits of not less than \$1,000,000.00 per occurrence.
- d. **Umbrella Insurance:** Vendor will provide an umbrella in excess to the coverage in paragraphs B), and C) of not less than \$1,000,000.00 per occurrence.

17. INDEMNIFICATION. Vendor shall, at all times hereafter, indemnify, hold harmless and, at the option of City counsel, defend or pay for an attorney selected by City counsel to defend City, its Commission, officers, agents and employees from and against any and all claims, suits, actions, demands, causes of actions of any kind or nature, including all costs, expenses and attorneys fees, arising out of (i) the negligent or wrongful act or omission of Vendor, its officers, agents, employees, servants, independent contractors or subcontractors, (ii) actual or alleged trademark, mask work, or other intellectual property right, arising out the fulfillment of this Agreement, (iii) Vendor's breach of any term or provision of this Agreement, and (iv) any dangerous defects in the vehicles purchased pursuant to this Agreement.

Vendor shall inform City in advance of planned actions and/or conduct related to Vendor's handling of any such action or claim. City shall inform Vendor of any known restrictions, defenses or limitations that may arise or exist by reason of City being a governmental entity.

City shall not be liable for, and Vendor agrees to indemnify City against, any liability resulting from injury or illness, of any kind whatsoever, to Vendor's employees, agents, representatives, designees, or servants during the performance of the services, duties, and responsibilities contemplated herein.

In any and all claims against the City, or any of their agents or employees by any employee of the Contractor, anyone directly or indirectly employed by Contractor, or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph is not limited in any way by any limitation on this amount or type of damages compensation or benefits payable

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by or for the Contractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing contained herein is intended, nor may it be construed, to waive City's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time; nor will anything included herein be construed as consent to be sued by any third parties in any matter arising out of this Agreement

The above indemnification provisions shall survive the expiration or termination of this Agreement.

18. **NON-DISCRIMINATION.** Vendor shall not discriminate against any client, employee or applicant for employment because of race, age, color, religion, sex, sexual orientation, sexual preference, gender identity, national origin, physical or mental disability, marital status or medical status. Vendor shall comply with all applicable sections of the Americans with Disabilities Act. Vendor agrees that compliance with this provision constitutes a material condition to this Agreement, and that it is binding upon the Vendor, its successors, transferees, and assignees, for the period during which services are provided. Vendor further agrees to ensure that its independent contractors/subcontractors are not in violation of the terms of this provision.
19. **INDEPENDENT CONTRACTOR AND RESPONSIBILITIES AS EMPLOYEE.** In the performance of this Agreement, Vendor will be acting in the capacity of an independent contractor and not as an employee, partner, joint venture, or associate of City. All employees of Vendor shall be, at all times, employees of Vendor under its sole discretion, and not an employee or agent of City. Vendor shall provide competent employees. City may require Vendor to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable, and, whose continued employment on City property is not in the best interest of City.
20. **NO THIRD PARTIES BENEFICIARIES.** This Agreement shall inure to the benefit of the Parties to this Agreement and is for the exclusive benefit of said Parties. This Agreement shall not be deemed to be made for the benefit of any other entity or person not so specified, including specifically but not limited to the selected Vendor.
21. **PUBLIC ENTITY CRIMES.** In accordance with the Public Entity Crimes Act (§287.133, Florida Statutes) a person or affiliate who has been placed on the convicted vendor list maintained by the State of Florida Department of General Services following a conviction for a public entity crime, may not submit a Bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in §287.017, for CATEGORY TWO for a period of thirty six (36) months from the date of being placed on the convicted vendor list.
22. **ANTITRUST VIOLATIONS; DENIAL OR REVOCATION UNDER SECTION 287.137, FLORIDA STATUTES.** Pursuant to Section 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list (electronically published and updated quarterly by the State of Florida) following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public

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entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity. By entering this Agreement, Vendor certifies neither it nor its affiliate(s) are on the antitrust violator vendor list at the time of entering this Agreement. False certification under this paragraph or being subsequently added to that list will result in termination of this Agreement, at the option of the City consistent with Section 287.137, Florida Statutes, as amended.

- 23. WARRANTIES AND REPRESENTATIONS.** Vendor represents that it is experienced, competent and qualified to perform the Work, services, duties, and obligations contemplated by this Agreement. Vendor has and shall maintain at all times during the term of this Agreement sufficient expertise and other resources to perform its Work, services, duties and obligations under this Agreement. Vendor holds and shall maintain at all times during the term of this Agreement all certifications as may be necessary to perform its work, services, duties and obligations under this Agreement. Further, Vendor warrants the ambulance purchased under this Agreement according to the terms and conditions set forth in Exhibit B, "Warranty Information," which is attached hereto and incorporated herein.
- 24. LIABILITY FOR FAILURE OR DELAY OF DELIVERY.** Vendor shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Agreement where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control of Vendor and which is not due to the negligence, gross negligence or intentional misconduct of Vendor.
- 25. FOREIGN COUNTRY OF CONCERN.** Vendor represents and warrants that it is not an entity that gives or will give access to an individual's personal identifying information in violation of Section 287.138, Florida Statutes.
- 26. HUMAN TRAFFICKING.** Vendor shall provide City with the affidavit provided in Exhibit C signed by an officer or representative of Vendor attesting, under penalty of perjury, that Vendor does not use coercion for labor or services as defined by section 787.06, Florida Statutes.
- 27. DISCRIMINATORY VENDOR LIST.** An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.
- 28. REIMBURSEMENT OF TRAVEL EXPENSES.** City's reimbursement of Vendor for any reasonable travel expenses, including meals, lodging, and transportation, actually incurred in connection with this Agreement shall be limited to the permissible amounts for those travel expenses set forth in in Florida Statutes section 112.061.

[SIGNATURES ON FOLLOWING PAGE.]

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IN WITNESS WHEREOF, City and Vendor have caused this Agreement to be executed:

CITY:

CITY OF KISSIMMEE, a Florida municipal
corporation

By: _____

Jackie Espinosa
Mayor

Date: _____

VENDOR:

Excellance, Inc.

By: Charlie Epps

Name: Charlie Epps
As Authorized Agent

Date: 11-11-25

Title of Attached Agreements: Excellance, Inc. Quote Number FY2526N, Excellance, Inc. Quote Number
FY26N-2

Exhibit A

EXCELLANCE, INC.

453 Lanier Rd., Madison, Alabama 35758
1-800-882-9799

AQ version 25.3

11/20/2025 14:17

Quote # : **FY2526N**Quoted by: **LB/GM**Excellance unit #: **TBD****PRICE QUOTE, ORDER FORM and WORK ORDER**CUSTOMER: City of Kissimmee Fire Department" FILE NAME " : FY25-26 NEW FL M2 PLUSADDRESS: 101 Church Street, Suite 200
Kissimmee, FL 34741DEALER: Factory DirectADDRESS: 453 Lanier RoadTELEPHONE: 407.518.2222 / 630.991.7551 cellCITY, STATE ZIP: Madison, AL 35758

CELL #: _____

TELEPHONE: 800.882.9799E-MAIL: joseph.leone@kissimmee.govSALESMAN: Lisa Barfield

TECHNICAL _____

CONTACT: Deputy Fire Chief Joseph LeonePROJECT MGR: Lisa Barfield

*This person is authorized to make any changes to the vehicle and/or
contract that may affect the final design, configuration, and cost of the unit.*

DATE GENERATED: 10/10/2025**SALES SUMMARY**COST OF UNIT: **\$412,928.25**

How "Cost of Unit" will be paid:

TRADE-IN CREDIT FOR USED UNIT: **\$0.00**DEPOSIT WITH ORDER: **(\$412,928.25)**BALANCE DUE UPON DELIVERY: **\$0.00**

THIS ORDER IS VALID ONLY IF ACCEPTED BY BOTH PURCHASER AND EXCELLANCE WITHIN 60 DAYS OF:

10/10/2025

- * REVIEW THIS DOCUMENT CAREFULLY. IT TAKES PRECEDENCE OVER ALL OTHER DOCUMENTS.
- * ANY ITEM NOT "SELECTED" ON THIS ORDER IS NOT INCLUDED IN THE PRICE FOR THE VEHICLE.
- * AFTER THIS ORDER HAS BEEN ACCEPTED BY EXCELLANCE, ALL CHANGES MUST BE APPROVED BY EXCELLANCE AND EACH CHANGE WILL BE ASSESSED A \$250.00 ENGINEERING CHARGE.
- * ALL ENGINEERING DRAWINGS MUST BE INITIALED BY THE CUSTOMER BEFORE WORK IS BEGUN AND BEFORE PARTS WILL BE ORDERED BY EXCELLANCE.

STATUS OF THIS ORDER

- (1) A. This is an initial quote. An initial quote means this is simply being used as a worksheet to generate a preliminary quote and it is **not binding unless signed by an officer of Excellance**.

**ADDITIONAL TERMS AND CONDITIONS AT LINE # 2971
ARE INCORPORATED HEREIN BY REFERENCE.**

APPROVED AND ACCEPTED BY:

CUSTOMER: _____

DATE: _____

TITLE: _____

DATE: _____

P. O. # : _____

SALESMAN: DATE: 11-20-2025

This is not binding unless signed by an officer of Excellence.

EXCELLANCE:

DATE: 11-20-25

Ambulance Standard

Customer wants the unit to meet **KKK-A-1888F**

Any exceptions to this standard will be noted in the Owner's Manual and Performance Bonds.

DISCOUNT FOR DEPOSIT WITH ORDER

Excellance will discount the total price of this order IF the Customer submits a deposit at the time this order is submitted by Customer. The discount is subtracted from the deposit so the amount to be tendered by the Customer is reduced by the discount.

The initial amount to be prepaid = **\$418,430.90**

The amount of the discount = **\$5,502.65**

The deposit amount to be tendered at time of order = **\$412,928.25**

The "Balance Due Upon Delivery" (reflected in the Sales Summary above) = **\$0.00**

CHASSIS: STANDARD SPECIFICATIONS

The chassis model year shall be 2026 or newer

The chassis engine shall be a Diesel - powered engine.

(1) The cab for the chassis will be ordered using the following paint color code:

(1) The chassis will be SUPPLIED BY EXCELLANCE. Customer FIN code:

Note: Excellence is entitled to OEM concessions on any chassis supplied by Excellence

EXTRA HEAVY DUTY CHASSIS (Freighliner | International | Ford F-650)

(1) EHD I - 96" x 166" box CA = 104"

Conversion:

Input Chassis: _____

Specify model of EHD chassis here: Freightliner M2 Plus 106

Model year: 2026 or newer

Engine type: CUM B 6.7

Horsepower: 260 EV HP @2400 RPM

Transmission Type: Allison 2200 EVS Automatic with Park Pawl

C.A. dimension: 104"

Other notes: 169" wb, 60 Gallon Rear Fuel Tank (PDI installed)

CUSTOMER NOTES / SPECIAL REQUESTS REGARDING THE CHASSIS:

**** The chassis will be ordered with auto drain valve without heater. The chassis will have a rear mount fuel tank that will need to be moved forward for proper clearance.**

**** A customer supplied Kissimmee F.D. patch will be sewn into the headrest of each seat.**

**** Fabricate & install diamondplate close out panels between the top & bottom OEM steps.**

The OEM step plates will be removed and replaced with fabricated step plates

made from grip strut and capped on each end. The OEM step brackets will be reused.

**** Chassis is not to have the horn warning program for "park brake not set with door open"**

CHASSIS: SPECIAL OPTIONS

The vehicle will be ready for delivery w/ electrical diagrams, cleaned, inspected, fuel tanks full, vehicle serviced, certified weight ticket, and copies of all warranties and owners manuals.

Air tanks installed by Excellence will have manual moisture relief valves

(1) * Freightliner Chassis service manual: accessfreightliner.com

Under TOOLS & SERVICES click on "Freightliner Body Builder".

Call Excellence "Purchasing department" for password to access.

CUSTOMER NOTES / SPECIAL REQUESTS

**** The Freightliner chassis price in this quote is an estimate only & is therefore, subject to change based on the actual price of the chassis at the time of order. The chassis price in this estimate is \$115,000.00. In the event the chassis price increases, Excellence will provide documentation prior to requesting the increased cost.**

CHASSIS: SUSPENSION OPTIONS

CUSTOMER NOTES / SPECIAL REQUESTS

**** The chassis will be ordered with OEM Airliner suspension.**

CHASSIS: TIRE / WHEEL OPTIONS

OEM Steel-belted All-Weather Radial tires per chassis specifications

(1) * There is no spare tire for this ambulance chassis.

(1) * Hub and Lug Nut Covers: Chrome baby moon hub covers for front wheels and chrome high hat hub covers for rear wheels with chrome covers for all lug nuts.

CHASSIS: AIR HORN OPTIONS

Control switch to activate air horn to be located at:

(1) * Momentary switch on console in cab (in addition to driver's left foot control)

CUSTOMER NOTES / SPECIAL REQUESTS

**** The chassis will be ordered with OEM air horns mounted on the cab fenders.**

CHASSIS: EXTERIOR OPTIONS

(1) * Mud Flaps, 2 Rear

CHASSIS: INTERIOR CAB OPTIONS

(1) Cab floorboard to have rubber matting

CUSTOMER NOTES / SPECIAL REQUESTS

**** Install a Safety Vision rear camera system with (3) cameras; one on the rear exterior body for reverse operation; one on the center trough panel in ceiling in front of the rear headknocker for the patient compartment (both P/N SV-620A-kit) and one on the cab passenger's side forward of the door. The 7" color LED monitor with built-in four-port control box w/4 triggers will be mounted on the cab headliner between the visors. Order the longest cables available for the rear cameras.**

CHASSIS ELECTRICAL SYSTEM: STANDARD SPECIFICATIONS

(1) OEM auto-throttle, activation - EHD units
Module disconnect power switch
OEM alternator(s) with internal regulator
Back-up alarm, reverse activated

CHASSIS ELECTRICAL SYSTEM: INTERIOR CAB OPTIONS

(1) Floor mounted console on Type I and EHD units

(1) * Map / Binder case mounted on floor in cab

Specify number of sections for map / binder case here:

4

Specify width (in inches) between each partition here:

adjustable dividers

(1) Volt Meter with Dual USB port installed on console switch panel

(1) * Ignition security system, anti-theft device, Kussmaul Safety Lock 3

CUSTOMER NOTES / SPECIAL REQUESTS

647 ** The switches, indicator lights & digital volt meter will be installed in the cab overhead.
 648 ** Install (1) Dual USB-C 12 Volt outlet on the cab console.
 649 ** REF. Line 624 The Safety Lock 3 will be installed on the cab dash below OEM switches.
 655

656 **MODULAR BODY: STANDARD SPECIFICATIONS**

657 All aluminum modular ambulance body with 1/4-inch thick aluminum corner extrusions
 658
 661 (1) Module headroom shall be 72 inches for this unit.
 All aluminum framework with special anti-corrosion barrier applied to all fasteners, hinges,
 663 and components
 Aluminum exterior skin shall be .125" thick, attached by continuous welds at all seams and
 664 corners
 Aluminum exterior roof skin shall be .125" thick aluminum
 665 3/4-inch thick composite floor with .063" aluminum subfloor insulated with Polystyrene foam
 planking
 667 Install .125" thick Aluminum overlay to the top of the Coosa Board floor
 668 * Whelen OSR00FCR red light to be used as a...
 669
 670 (1) * Door-activated flashing red LED warning light on interior of side entry door
 671 (1) * Door-activated flashing red LED warning light on interior of each rear door
 672 3 module entry doors and all exterior compartment doors insulated with 2" Styrofoam planking
 673 (1) Left rear door shall close with an automatic "slam latch"
 674 2 key locking module entry door handles all keyed alike
 Curbside entry door equipped with gas shock and nylon restraint strap to reduce opening
 675 (1) and closing force
 679 Number of grabber / hold-open devices with gaskets on each rear entry door: 2
 Polished extruded aluminum drip rails over all module entry doors and exterior compartment
 680 doors
 686 1 set aluminum diamondplate stone guards for front of unit
 688 1 set diamondplate rub rails with aluminum tubular support & plastic spacers off body
 689 2 aluminum wheelwells
 690 (1) 1 set polished cast aluminum module fenderettes
 693 1 diamondplate rear kick panel
 10 body mounting 5/8" diameter Grade 8 bolts w/ heavy duty wear point spacers & outrigger
 696 (1) supports
 698 1 custom-made aluminum diamondplate rear bumper with the following features:
 699

angled	rear corners
folding	step built into bumper
1	dock bumper(s) each side of bumper

 700
 701 Fixed window for each rear entry door Specify size: 36" L x 12" W
 703
 705 (1) Fixed curbside entry door window Specify size: 24" L x 18" W
 712 ** The personnel entry door windows (3) will have limo style tint.
 713 Window tint on chassis brow (5%) and both driver and passenger windows (35%).
 722

723 **MODULAR BODY: OPTIONS**

724
 742 (1) * EHD Type I: Replace walk-thru feature with pass-thru sliding window and
 743 a cabinet with a hinged door below the pass-thru window
 744 (1) * Modify roof structure to add additional tubing allowing module ceiling to be a flat
 745 surface. Center trough pad will be replaced with a painted cover panel. The roof
 746 of the module will be double insulated.
 747 (1) * Modify L4 compartment into an upper and lower compartment. The Upper L4/1
 748 compartment will house the HVAC system facing forward with lines being routed
 749 around the front of the module to be ducted through the ceiling and at the front bulkhead.
 750 (1) * Cabinet B and Cabinet D above the CPR seat shall be angled.
 753 (1) * Zico VS-24-11 electric step under curbside door to operate when the door is
 763

with pencil tray?	fixed or two-piece sliding
no	fixed

 764 (1) * Dry-erase board over squad bench
 765 Overall size of board to be:

18 x 35 inches	On wall aft of squad bench
----------------	----------------------------

 767

768 **CUSTOMER NOTES / SPECIAL REQUESTS**

769 ** Clarification Line #742: Pass thru will not have a sliding window. Cabinet below pass-thru
 770 will have dual hinged polycarbonate doors with the Austin latch at the top of each door.
 771 ** Front bulkhead cabinet "G1" shall have a 2" false wall with removable access plate

on the back wall. The front bulkhead cabinet "F" shall be used for miscellaneous electrical components with a removable panel at the back wall.

CAB / MODULE PAINT AND LETTERING: STANDARD SPECIFICATIONS

- (1) * DELETION CREDIT: Do not paint the 4 outer wheels
Include one touch up paint kit for each color used
(1) * DELETION CREDIT: Delete Federal ambulance markings

PAINT OPTIONS

- The cab for the chassis will be ordered and painted the following color code:
Color & Paint Number:
MS #5261225 (Victory Red)
(1) * Paint entire module any color other than OEM white:
(1) * The paint finish will be hand glazed with a non-wax based product.
(1) * Metallic paint will not be used anywhere on this unit.

BELTLINE

- (1) * DELETE standard 11" reflective beltline stripe

PINSTRIPES

- (1) * DELETION: No pinstripe tape AND no painted beltline to be applied by factory

REFLECTIVE "SCOTCHLITE" STRIPING

Enter Code for Color:			
* Reflective stripe color # 1:	30	#680-10 White	
* Reflective stripe color # 2:	30	#680-10 White	
* Reflective stripe color # 3:	30	#680-10 White	

CUSTOMER NOTES / SPECIAL REQUESTS

- ** Ref. line #917-919: All three stripes shall start at the forward skirtline on both sides of the module; approximately midway, the stripes will form a "hush pattern".
** Install alternating 6" Reflexite Red & Fluorescent Yellow Chevron striping on the entire rear of the module including rear doors. The lettering on the rear of the body will be installed directly on the paint in lieu of the Chevron stripes.
** Install white Vision film with Customer logo on the exterior side of the rear door windows.
** Add 5% tint on the interior side of the windows on the rear doors.
** Supply and install (3) Silver Snap Frame Brackets (14"x14" interior dimensions).
To be located on the lower L1 & lower R1 compartment doors and on the rear of the module to the right of the rear doors below the 700 red light.

LETTERING OPTIONS

- (1) Lettering to be provided and installed by Excellence. It is specified on an attachment to this document AND priced below in "Customer Notes".
** Install Kissimmee Fire Dept. lettering and graphics package, which includes (2) SOL's and (2) cab door decals.

EXTERIOR COMPARTMENTS: STANDARD SPECIFICATIONS

- All exterior compartment doors insulated with 2" styrofoam
206 latch w/ key locking stainless steel 9000 series D-ring handles with gaskets (where possible)
(1) Doors equipped with gas shocks to reduce opening and closing force
Machine louvered or plastic venting, as needed, in all exterior compartments

EXTERIOR COMPARTMENTS: OPTIONS

1000 All aluminum unistruts to be welded into exterior compartments (no screws or rivets)
 1001 * Oxygen tank(s) shall be located in compartment L4 (Streetside Forward)
 1002
 1003 **Compartment L1: (Streetside Rear)**
 1006 (1) * DELETE the Fixed vertical divider in L1
 1007

Type of shelves in L1:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

 1010 (0) ^ Adjustable vertical divider(s) in L1
 1012 (1) * DELETE "inside" access for Tall L1
 1015 (1) * 3/4 height L1 w/ interior-only cabinet above w/ sliding polycarbonate doors and no shelf
 1017 (1) One standard LED light in compartment - to be door activated
 1019 (1) * Door-activated flashing red LED OS light on the interior of the door
 1024 (1) * Turtle tile plastic matting for compartment floor
 1026 * Specify the color for the Turtle tile: black
 1029 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1030 ** There shall be unistrut in the normal shelf location to allow for two coat hooks
 1031 (1) on each side of fore and aft walls (see CAD)
 1032 ** The L1 will have unistrut to accommodate for the installation of two (2) SCBA bottle
 1033 brackets (Line 1365), Vulcan Streamlights (Line 1913) & customer-installed equipment
 1034 brackets. Includes large unistrut 10" horizontally off of the floor at the L1 back wall.
 1041
 1042 **Compartment L3/1: (Outside electrical compartment for power distribution panel)**
 1044 (1) One standard LED light in compartment - to be door activated
 1048 (1) * Key the exterior door latch for the L3/1 compartment differently from all other
 1049 * exterior compartment doors using a #545 lock and key (in lieu of the #1250 key).
 1053
 1054 **Compartment L3/2: (Streetside Intermediate)**
 1056

Type of shelves in L3/2:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	1	0.125"

 1065 (1) One standard LED light in compartment - to be door activated
 1067 (1) * Door-activated flashing red LED warning light on interior of door
 1072 (1) * Turtle tile plastic matting for compartment floor
 1074 * Specify the color for the Turtle tile: black
 1077 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1078 ** The L3/2 to have inside/outside access via a sliding Polycarbonate pocket door.
 1079 The fixed shelf will act as a floor to this area.
 1086
 1087 **Compartment L4: (Streetside Forward)**
 1090

Type of shelves in L4:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

 1094 (1) One standard LED light in compartment - to be door activated
 1096 (1) * Door-activated flashing red LED warning light on interior of door
 1099 (1) * Turtle tile plastic matting for compartment floor
 1101 * Specify the color for the Turtle tile: black
 1104 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1105 ** L4 compartment shall be a total of 22" deep from the back side of the door jamb face
 1106 to the back wall of the compartment to accommodate a Ferno model #40 stair chair.
 1113
 1114 **Compartment R1: (Curbside Rear)**
 1131 (1) Tall R1 - standard on 166" & over boxes
 1133 (1) * Install a Fixed vertical divider in R1
 1135 (2) * Adjustable vertical divider(s) in R1
 1136

Type of shelves in Tall R1:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	3	0.125"
Fixed shelves	0	0.125"

 1144 (1) One standard LED light in R1 compartment - to be door activated
 1146 (1) * Door-activated flashing red LED warning light on interior of door
 1147 (1) * Turtle tile plastic matting for compartment floor
 1149 * Specify the color for the Turtle tile: black

1152

CUSTOMER NOTES / SPECIAL REQUESTS

1153

** Aft R1 compt. will house (3) backboards & (1) Ferno model #65 Scoop EXL stretcher.

1154

** Install retaining strap (seat belt style) mid-level in front of the dividers in the R1 compt

1161

1162

Compartment Short R2: (Curbside Rear) Only available if Tall R1 is selected.

1164 (1)

Inside / Outside access for Short R2

1168

Type of shelves in R2:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

1169

1170

1172 (1)

One standard LED light in compartment - to be door activated

1174 (1)

* Door-activated flashing red LED warning light on interior of door

1176 (1)

* Turtle tile plastic matting for compartment floor

1178

* Specify the color for the Turtle tile: black

1188

1189

Compartment R4: (Curbside Forward)

1190 (1)

Inside / Outside access for full height of R4 compartment

1195 (1)

* Eliminate both the "H1" drug box cabinet and the "H2" cabinet next to it, making R4 one single large compartment.

1196

1201 (1)

* Door-activated flashing red LED warning light on interior of door

1213

1214

Type of shelves in R4:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	2	0.125"
Fixed shelves	0	0.125"

1215

1216

1217

1223 (1)

One standard LED light in compartment - to be door activated

1226 (1)

* Turtle tile plastic matting for compartment floor

1228

* Specify the color for the Turtle tile: black

1231

CUSTOMER NOTES / SPECIAL REQUESTS

1232

** The ALS (Cabinets H1 & H2) will have (2) painted aluminum vertically hinged non-locking doors.

1233

1240

1322 (5)

Number of exterior compartment(s) to be finished in Excellance texturized paint.

1323

Specify each compartment here: ALL - EXCEPT R4 which is to be finished white

1326

1343 (5)

* Enter number of restraint strap(s) with quick-release buckle

1344

* Specify each compartment here: (2) L4 Fwd wall/(2) R4 Bottom/(1) L3/2 Sharps

1345

1348 (1)

* Electric door locks for module personnel & R4 doors

1349 (5)

* Enter number of exterior compartments to have electric door locks

1353

1354

The following electric door locks...	activated by :	Location for separate switch:
L1, L3/2, L4, R1, R2, R4, Personnel	OEM Circuit, rear	

1355

1360 (1)

* Electric door locks to have remote control activation

1361 (1)

* Concealed weatherproof override switch for electric door locks

1362

* Concealed override switch location: rear tag frame

1363

1364

CUSTOMER NOTES / SPECIAL REQUESTS

1365

** Two (2) Zico brand SCBA bottle brackets with safety strap (Part #MWAB-03-05-SP) to be installed in L1 Compartment. (Unistrut - Line #1032)

1366

1367

** REF. Line 1360: The OEM key fobs that come with the FL M2 Plus chassis will only operate the cab electric door locks due to Freightliner programming. The Excellance key fobs will operate the module electric door locks

1368

1369

1379

PATIENT COMPARTMENT: STANDARD SPECIFICATIONS

1381

1382

1383

Install CLEAR polycarbonate throughout the unit

1386

Full seam-welded NFPA-compliant anti-skid aluminum diamondplate stepwell with flush sweep-out design

1387

Door-activated flush-mounted stepwell light, LED

1388

3 interior entry door panels, aluminum painted white

1389 (1)

Alternating red/white 10" reflective diagonal stripes on each Personnel Door

1394

Grab handles for module doors to be: 1.25" diameter seamless stainless steel

1395 (1)

Grab handle(s) for the inside of the side entry door: 18" long

1397 (1)

Grab handle(s) on each rear door inside the module: "L" shape 33" x 17.5"

1398 Aluminum walls painted white
 1399 Aluminum ceiling finish painted white
 1400 (1) Insulation in the module walls and ceiling
 1402 Welded tubular aluminum cabinet framework with cabinet tubular faces painted white
 1403 Sliding medical cabinet doors of 1/4" polycarbonate with full height extruded aluminum handles
 1404 All cabinet interiors are to be painted white
 1405 (1) Cabinets have Austin latches on hinged cabinet doors and Safety Pins on sliding doors
 1407 Cabinets will be labeled with their rated weight capacity
 1408 Streetside action area with solid surface counter top
 1409 The color for all counter tops will be: light gray w/ white & charcoal speckles
 1410 * OPTION: Specify each individual interior cabinet to have restocking feature
 1411 ** Cabinet D (over Action Area)
 1417 Action area shelf to have lip
 1418 Oxygen compartment shall have one polycarbonate hinged access door
 1419 Squad bench w/vinyl covered padded split seat cushion and with a hinged lid
 1420 two 6-point seat belt harnesses: red
 1421 sets of patient restraint straps: 3 red
 1422 Squad bench to have a solid vinyl covered padded back rest and head rest
 1423 2 "No smoking oxygen equipped / Fasten your seatbelt" decals, one in cab and one in module
 1425 1
 1427 (1) # of 96" x 1.25" diameter s.s. yellow powder coated, antimicro. knurled overhead grab rails on 166" module:
 1430 1 CPR seat with vinyl covered padded seat and head protectors
 1431 CPR seat to have 6-point seat belt harness
 1441

CUSTOMER NOTES / SPECIAL REQUESTS

1442 ** Retention straps (tethers) will be on all hinged interior cabinet doors.
 1443 ** Fabricate an open storage cubby at the head of the squad bench for a customer installed
 1444 Laerdal LSU portable suction system. The system will lie flat on a bracket in the storage
 1445 cubby & be accessible from the stepwell side. Includes a 110 VAC outlet in storage
 1446 cubby for the bracket power cord. Cubby will be 14 1/2"W x 12 1/4"H x 16"D.
 1447 ** Purchase (2) Market Lab #1055 triple glove box holders (Cab & Door Caddy w/spacers).
 1448 Add trimlock around the top and along the spacers to diminish noise.
 1449

PATIENT COMPARTMENT: OPTIONS

1455
 1456 Painted interior
 1457 (1) * Painted color to be WHITE
 1461 * High back EMT Captains Chair (Bucket Seat) at Action Area w/ these features
 1462 Built-in Child-Safety Seat? YES
 1463 # of seat belt harness points: 6
 1464 # of arm rests: 0 no arm rests
 1465 (1) * Swivel seat base (2-way swivel)(Child-Safety Seat) EVS brand
 1468 (1) * Sewn upholstery
 1470 (1) * EVS brand
 1472

Type of IV holder	Quantity	Mounting location for IV holders
Rubber shaft fold-down w/ velcro	1	head of primary cot
Rubber shaft fold-down w/ velcro	1	head of squad bench

1474
 1475
 1476
 1492
 1501 (2) * Additional adjustable shelf (.090" aluminum) Cabinet "G1" and "G2"
 1507
 1508 Cabinet over Action Area to have...
 1509 (1) Sliding doors that are made of polycarbonate
 1526
 1527 (1) * Cabinet over squad bench (KKK requires 43+" between squad bench & cabinet)
 1528 (1) with dual sliding doors made of polycarbonate ("standard")
 1533 (1) * Cabinet over CPR seat (half-depth) (KKK requires 43+" between seat & cabinet)
 1534 (1) with dual sliding doors made of polycarbonate ("standard")
 1545
 1546

1547 Location for additional cabinet:
 1548 * without restocking feature: Cabinet B2 w/vertically hinged door
 1562

1563 CUSTOMER NOTES / SPECIAL REQUESTS

** Cabinets J1 & J2 will have a fixed divider. (1) in each cabinet (see CAD's).

** Ref. 1548: Cabinet B2 will be installed in lieu of an aft action area with solid surface countertop. The cabinet will have a vertically hinged Polycarbonate door and one shelf.

** Install a customer supplied Ferno bracket for LifePak-15 at the aft area of action area.

** Fabricate a cabinet (D2) forward of the new suction canister recess. The cabinet will have an approx. 14"H x 14"W x 18"D pass through to house two med boxes stacked one over the other. Total measurements of the two med boxes together are approx. 17"L x 11"W x 8"H. The storage will have one door that slides into a pocket.

BIO-HAZARD / TRASH CONTAINERS:

(1) Two wall mounted Bio / trash container kits - each kit has (1) one gallon container, (1) two gallon container, Maxim kit(s) to be shipped loose with unit and mounted by customer

(1) * Compartment in top of action area (L3/2 access) for sharpes and trash - Trash with hinged, polycarbonate lid; Sharpes to be without lid.

(1) * Small tilt-out compartment front face of squad bench: Sharpes

(1) * Excellence shall fabricate and mount an aluminum door caddy in the inside door panel of the side entry door which shall be capable of storing items such as paper towels, glove boxes, spray bottles and/or cleaning supplies.

CUSTOMER NOTES / SPECIAL REQUESTS

** The top of the action area counter will have Red hinged lid for the recessed Sharps Container Model #BD305344. The Sharps will have a hinged door in L3/2.

** Install one of the Maxim containers in the left rear door window frame using a fabricated bracket. Permanently remove the lock from the bracket to allow the trash container to drop in place. ***Ref. 1619: The door caddy will be per Kissimmee design.***

** Install a fabricated "L" bracket in the sharpes storage area in the L3/2 compartment. The bracket will be approx. 6.75"W and allow 11.5" of clearance to the access door.

** REF. Line 1533: Install a customer supplied Med-Vault #5520 in the center of cabinet "C" (over CPR seat). Cabinet "C" will be open (no doors). The Med-vault will have ignition/shoreline power supplied to it.

SEATING / UPHOLSTERY: OPTIONS

Padded vinyl head protectors over module entryways, color coordinated to match interior

(1) Gray color for upholstery (Gray)

(1) Net at head of Squad Bench, standard 58" x 17" (Red unless specified in Customer Notes)

FLOOR COVERING: OPTIONS

Heavy duty vinyl floor covering will be installed inside patient compartment

(1) * Lonseal / Lonplate II flooring (this flooring will extend up the side walls)

Type of floor selected above:	Floor color	Wall covered in:
* Lonseal / Lonplate II flooring	421 Mica	Floor covering

HANDRAILS / MOUNTING BRACKETS: OPTIONS

(1) All handrails will be stainless steel, knurled, antimicrobial rails painted (powder coated) yellow

COT / LITTER MOUNT: OPTIONS

(Brand) (Model)

The cot used in this unit will be a: Stryker Power Pro

The cot will be supplied by: Customer

The retention system will be supplied by: Customer

Purchaser / Customer agrees to indemnify and hold Excellence harmless for the installation of any cot retention system specified by the Customer that is not compliant with any governmental authority

The mounting position for the cot shall be

(1) * Center mount for one cot

(1) Post and wheel cups will NOT be installed in the patient compartment.

THE COT WILL BE SUPPLIED BY CUSTOMER

THE RETENTION SYSTEM WILL BE SUPPLIED BY CUSTOMER
Install a customer-supplied Stryker Power Load system (installation only).

MODULE ELECTRICAL SYSTEM: STANDARD SPECIFICATIONS

12 VDC electrical distribution system
Color and function coded wiring
GXL high temperature wiring insulation
Automatic reset circuit breakers
Heat shrink tubing on all terminals
Lighted rocker switches
Engraved backlit switch labels
1 labeled power distribution panel will be located in the exterior L3/1 compartment
Patient compartment control console with hinged access panels in action area
12 VDC Medical outlets to be installed as follows:

Type of outlet:	Quantity	Location for outlet(s):
Cigarette	3	(1) Action Area, (1) H1, (1) H2

Magnetically controlled, hermetically sealed door switches
"Module Entry Door Open" warning circuit w/ warning light in cab console
Door activated exterior compartment lighting
All of the dome lights located on the curbside to turn on to low intensity when
module entry doors are opened and/or switch on cab console is activated
All switches, indicators and control devices shall be labeled in accordance w/ current KKK-A-1822

MODULE ELECTRICAL SYSTEM: OPTIONS

1 Kussmaul #091-32 Load Manager / Sequencer.
Load Manager and status indicator to be located in cab console.
(1) Excellence will determine load manager circuits and sequence of priority.

2 #RG58U coax antenna cables from center wiring trough to behind driver's seat
* Location for origination of first "std" coax cable: module center trough
* Location for termination of first "std" coax cable: behind the cab seat
* Location for origination of 2nd "std" coax cable: module center trough
* Location for termination of 2nd "std" coax cable: behind the cab seat
(2) * Number of customer-provided two-way radios AND Customer supplied part:
* scanners AND antenna mounted by Excellence. Installation charge:

Brand		Model
* Brand & Model of first radio:	Motorola	APX8500
* Brand & Model of second radio:	Motorola	APX8500
* Mounting location for:		Control Head location:
Cab Console	First radio	Cab Console below Siren
Action Area	Second radio	Cabinet F

(1) * Three TruckLite LED # 80251C lights installed in center of module ceiling
(1) Switch on EMT switch panel and switch ...
(1) at side entry door.
TruckLite LEDs # 80162C EMT at action area
(1) Four 8-inch LED dome lights mounted in ceiling on streetside
(1) Four 8-inch LED dome lights mounted in ceiling on curbside
* All ceiling lights to operate with two switches on the action area (one for streetside & one
(1) for curbside lights).

CUSTOMER NOTES / SPECIAL REQUESTS

** Ref. Line 1825: Install 40 amp Ignition & ground busses & 10 amp ignition buss in cabinet "F"
** Ref. Line 1825: Install 40 amp Ignition & ground busses & 10 amp ignition buss in console.
** Install customer supplied laptop bracket in front console to be hardwired for battery
power. The customer supplied radios will be ignition powered. They are to power off
when the ignition is turned off. The customer supplied radio speaker will mount in the
cab on the back wall above the pass through window.

- 1913 ** Install (2) Customer supplied Streamlight Vulcan lights - C4 LED (Part number #44451).
 1914 Lights will be hardwired (battery power) & mounted in the L1 compt. on alum. plates.
 1915 ** Dome lights on both sides should be on Low Intensity when the doors are open.

125 VAC ELECTRICAL: STANDARD SPECIFICATIONS

Location for each 125 VAC duplex receptacle (interior to be lighted; exterior to be weatherproof):

- 1927 (1) Action Area, aft of EMT panel
 1928 (1) pass-thru window area, curbside (see pictures from 2910)
 1929 (1) Cabinet "G2" (below pass thru), outlet strip, upper left on back wall
 1930 (1) ALS Cabinet "H1", upper left on back wall
 1931 (1) ALS Cabinet "H2", upper left on back wall (a second breaker is required)
 1932 (1) Cabinet "D", outlet strip, on lower back wall, left side, just above the cabinet floor
 1935 GFI circuit breaker box to be located mounted in GFI box in electrical panel
 1936 First GFI circuit breaker to be wired to: spare
 1937 Second GFI circuit breaker wired to: spare
 1938 (1) * Do not connect chassis engine block heater to onboard 125VAC system.

SHORELINE OPTIONS

- 1955 (1) One 30 amp / 125 volt Twist Lock Shoreline Plug with
 1956 weatherproof lift cover (with female Shoreline Input Adapter)
 1964 (1) * Ignition disable circuit to prevent engine ignition with shoreline connected.
 1966 * Label above shoreline as follows: Utility Power
 1989
 2000 (1) * Shoreline to be mounted : Side of module forward of L4 hinge

CUSTOMER NOTES / SPECIAL REQUESTS

- 2006 ** Ref. #1955: the shoreline will be a Non-auto eject 20amp.
 2007 ** Ref. #2000: shoreline will be mounted aft of L3/2 compartment in the wheel well. Between
 2008 the L3/2 and Wheel Well Light.

125 VAC ELECTRICAL EQUIPMENT: OPTIONS

- 2023 (1) DELETION CREDIT: Delete the "standard" on-board battery charger
 2039 Specify the location for the inverter: aft section of L3/2 compartment
 2046 (1) * Vanner 1100 watt inverter (model LSC12-1100) with transfer switch WITH
 2047 battery charger

SCENE AND EXTERIOR LIGHTS: STANDARD SPECIFICATIONS

- 2079 2 backup lights wired to operate with rear scene / load lights
 2080 Rear license plate bracket shall be recessed on rear of unit with light
 2081 1 set of red rear turn marker lights on each side of module using:
 2082 (1) L.E.D. 4" round turn marker lights (part # 44350R)

WORKLIGHTS / FLOODLIGHTS / SPOTLIGHT: OPTIONS

- 2089 The hand-held spotlight will be: recess-mounted on passenger side of front console
 2090 (1) Minimum 100,000 CP lamp handheld spotlight w/ momentary switch (Standard)
 2100
 2101 (1) 2 Whelen 900 Super-LED (w/ flange) work / scene lights on each side of the module.
 2106 Work / scene light on curbside of module activated by side entry door.
 2111 (1) 2 Whelen 900 Super-LED (w/ flange) work / scene lights on each rear of the module.

TURN SIGNAL / TAIL LIGHTS: OPTIONS

Primary brake, turn signal & backup lighting

- 2160 The Primary brake, turn signal, and backup lights on the rear of the module will be:
 2161 600 series L.E.D. lights as turn signals set in a triple Horizontal Casting
 2162 600 series L E D. lights as brake lights set in a triple Horizontal Casting

2163 600 series L.E.D. lights as backup lights set in a triple Horizontal Casting
2182 (600) * One set of turn signals on front of module to be:
2240 Any ICC lights not mounted on light-bar shall be mounted on front wall of module.
2284 Any ICC lights not mounted on light-bar shall be mounted on rear wall of module.

2296

2298 GRILLE LIGHTS / INTERSECTION LIGHTS

2314

2315 Grille Lights (Whelen) shall be.

2316 (705) 700 Red L.E.D. w/o flange Lens color: clear

2319

2320 Intersection Lights (Whelen) shall be:

2321 (405) 400 Red L.E.D. w/o flange Lens color: clear

2324

2325 CUSTOMER NOTES / SPECIAL REQUESTS

2326 ** REF. Line 2316: The grille lights will be installed in Whelen chrome flanges.

2327 No CAST housings for the grille lights.

2335

2336 OTHER VISUAL WARNING LIGHTS: STANDARD SPECIFICATIONS

2371

2372 Flashing light installed at the top center of front module wall shall be:

2373 (904) Whelen 900 series White LED with flange

2374 The color of the lens for this light is: clear

2377 Flashing lights in each upper corner of the front module wall (2 total) shall be:

2378 (901) Whelen 900 series Red LED w/ flange

2379 The color of the lens for this light is: clear

2382 * Install one additional flashing light on the side of the front wall of module.

2383 (904) This curbside light shall be: Whelen 900 series White LED with flange

2384 (904) This streetside light shall be: Whelen 900 series White LED with flange

2385 Color of curbside lens shall be: clear Color of streetside lens shall be:

2387 * Install a 2nd additional flashing light on the side of the front wall of module.

2388 (901) The curbside light shall be: Whelen 900 series Red LED w/ flange

2389 (901) The streetside light shall be: Whelen 900 series Red LED w/ flange

2390 Color of curbside lens shall be: clear Color of streetside lens shall be:

2392 Flashing lights in each upper corner of the curbside module wall (2 total) are

2393 (901) Whelen 900 series Red LED w/ flange

2394 The color of the lens for this light is: clear

2397 Flashing lights in each upper corner of streetside module wall (2 total) are:

2398 (901) Whelen 900 series Red LED w/ flange

2399 The color of the lens for this light is: clear

2402 * Wheel well lights on each side of module (2 total) shall be:

2403 (701) Whelen 700 series Red LED w/ flange

2404 The wheel well light lens color is: clear

2406 Flashing lights in the upper corners of module rear wall (2 total) shall be:

2407 (901) Whelen 900 series Red LED w/ flange

2408 The color of the lens for this light is: clear

2416 * Install a set of flashing lights to operate as emergency warning lights to be
2417 seen through the rear door windows when doors are open.

2418 (701) The curbside light shall be: Whelen 700 series Red LED w/ flange

2419 (701) The streetside light shall be: Whelen 700 series Red LED w/ flange

2420 Color of curbside lens shall be: clear Color of streetside lens shall be:

2428 * Install a set of (2) flashing auxiliary lights to operate as brake lights when NOT in
2429 emergency mode to be seen through rear door windows when doors are open.

2430 (904B) Whelen 900 Brake LED w/ Red lens and flange

2432 Flashing light installed at the top center of rear module wall shall be:

2433 (702) Whelen 700 series Amber LED w/ flange
 2435 Color for this lens shall be: clear
 2442 (1) * DELETION CREDIT: Delete "standard" Whelen AFM-1660 flasher
 2443
 2445 (1) The flash pattern for the emergency lights shall be custom programmed as
 2446 specified by the Customer in lieu of the standard flash pattern specified by KKK.
 2447
 2448 **CUSTOMER NOTES / SPECIAL REQUESTS**
 2449 ** Program "double fast flash" pattern for all LED warning light heads.
 2450 ** Ref #2418: Wire the mid-level 700 red LED lights to also act as brake lights when
 2451 not in emergency mode. This will result in the 900 and 700 red LED mid-level
 2452 lights to act as brake lights when not in emergency mode.
 2453
 2457
 2458 **MISCELLANEOUS WARNING LIGHTS: OPTIONS**
 2459
 2460 **WHELEN FLASHERS AND STROBE POWER SUPPLIES**
 2462 (4) * ULF44 4-outlet flasher (4 outlet) _____
 2482
 2484 **EMERGENCY AUDIBLE WARNING SYSTEM: OPTIONS**
 2485
 2487 Siren tones to be programmed in "default" mode
 2489 (1) * DELETION CREDIT: Delete the Whelen hands free electronic siren
 2490 (1) * Whelen 295HFSC9 Self-contained 200-watt dual amplifier w/ removable mic
 2491
 2509
 2510 **Speaker Options**
 2511
 2514
 2521 (1) Two through-the-bumper speakers ("standard" for M2 Freightliner)
 2523
 2527
 2528 **CUSTOMER NOTES / SPECIAL REQUESTS**
 2529 ** Install a Whelen Howler siren/speaker system with momentary switch on the cab console.
 2542
 2544 **Oxygen, Medical Air, And Suction Systems:**
 2545
 2546 Oxygen system plumbing with cylinder wrench chained in oxygen compartment
 2547
 2548 **Oxygen Tank Brackets: Options**
 2549
 2550 (1) * Oxygen tank(s) shall be located in compartment L4 (Streetside Forward)
 2553
 2556 (1) * Zico "MultiVersal" restraint system with adjustable bracket for a "H" tank
 2559
 2565 1 oxygen regulator, 50 PSI
 2568
 2569 **Oxygen Systems: Options**
 2584 Ohio-Diamond type oxygen outlets. Select one of the following:
 2586 (1) * 1 located at EMT panel, 1 at curbside, 1 in ceiling at head of primary patient
 2591 (1) * Enter # of additional Outlets w/ trim bezel, streetside 2nd outlet at EMT Panel
 2632
 2633 **Vacuum System: Options**
 2634
 2635 Sscor suction system with 1 canister and lid, on-off power switch, 5-foot exhaust hose,
 2636 vacuum gauge and internal regulator (no vacuum outlet needed) - to be installed .
 2637 (1) ... aft of action area control panel on the streetside interior wall.
 2656
 2659
 2660 **CUSTOMER NOTES / SPECIAL REQUESTS**
 2661 ** There shall be 2" angles welded to the floor of the R4 compartment to create a
 2662 shelf with proper spacing to hold (3) "D" size O2 cylinders. Lower section of R4
 2663 to be made out of 1/8" flat aluminum - splatter painted gray Two (2) seat-belt style
 2664 retaining straps will be installed to hold the bottles down.

HVAC SYSTEMS: STANDARD SPECIFICATIONS

12 VDC multi-speed exhaust fan at rear of module
1 static air intake at front curbside of module
Floor-level return air plenum with replaceable filter for A/C-heat unit

HVAC SYSTEMS: OPTIONS

- (1) * Discharge the HVAC system down the length of the patient compartment in the ceiling via the "center trough".

EHD Medium-Duty Chassis

NOTE: Is the Medium-Duty Chassis to be ordered with an

OEM auxiliary engine mounted 12 VDC compressor? No

If "Yes", then the following options are in addition to the auxiliary OEM chassis compressor.

12 Volt HVAC systems:

- (1) Heavy duty combination heater / air conditioner system w / digital electronic thermostat with digital temperature display.
(1) Under-body-mount auxiliary A/C condenser is standard for EHD units

CUSTOMER NOTES / SPECIAL REQUESTS

**** Install a second 12volt A/C system in the L4/1 compartment. The second system will have its own A/C compressor, thermostat, and underbody three fan condenser.**

Both 3-fan condensers will be mounted underneath the L4/2 / L3/2 compartments.

The compressors will be mounted under the chassis hood on a dual mount bracket.

NOTE: Air return grille for both systems will be 10"x24"

FIRE EXTINGUISHER: OPTIONS

- (2) 5# ABC fire extinguishers
* Extinguisher mounting instructions: install at customer inspection

FACTORY PAID TRANSPORTATION

**** Travel allowance for final inspection of the completed unit. (3 people, 2 nights)**

**** Delivery of the completed unit to Kissimmee Fire Department.**

DEALER PROVIDED AND/OR INSTALLED ITEMS

The following items will be provided and/or installed by the Dealer:

**** Kissimmee Contingency Allowance - Funds to be used for changes/additions during the build process with prior approval from Kissimmee primary contact.**

CUSTOMER SUPPLIED PARTS

It is Excellance policy for all parts to be supplied by Excellance. The reasons for this policy are to allow Excellance: (1) to better engineer and manufacture the vehicle by obtaining the parts in advance, (2) provide better control over tracking the delivery of all parts and getting the part to the correct vehicle for which it is intended, and (3) it allows Excellance to better adhere to its production schedule. Disruptions in our production schedule are very costly and wasteful in terms of labor. Therefore, exceptions to this policy will result in a charge of \$250.00 **per part** supplied by any dealer or customer PLUS the appropriate labor charge for installing any such part. Note: Excellance does not warrant the installation of customer supplied parts installed by Excellance! Excellance waives the \$250 "parts charge" for two-way radio equipment, radio antenna, and cots.

PAYMENT TERMS:

Payment to be Cash Upon Delivery F.O.B. Excellance, Madison, Alabama.

CHECKLIST

Send invoices to:

City of Kissimmee, Kissimmee Fire Dept, 101 Church St Suite 200 Kissimmee, FL 34741

Specify to whom the MSO is to be assigned:

City of Kissimmee

The vehicle will be ready for delivery with electrical diagrams, cleaned, inspected, fuel tanks full, vehicle serviced, certified weight ticket, and copies of all warranties and owners manuals.

ADDITIONAL TERMS AND CONDITIONS FOR THIS CONTRACT

The effective date of this contract is the day this order is accepted by Excellance as evidenced by the date this contract is executed by an officer of Excellance.

Construction will begin only after all questions have been resolved. Once the unit is in production, each change will result in an engineering fee of \$250 in addition to the price for the change.

Failure to select an option on this order form will result in: (i) no charge to the Customer, (ii) no obligation by Excellance for that item, and (iii) the possibility, at Excellance's sole election, of a \$250 charge for each change or addition that occurs after production begins on a vehicle.

Review this order carefully. Changes, alterations or additional work ordered shall be charged for at current rates with additional time being allowed Excellance for delivery.

Price is exclusive of taxes, licenses, etc. which shall be the responsibility of Customer. All delivery dates are approximate unless otherwise indicated and are subject to and dependent upon the Customer furnishing all required information to Excellance in a timely manner.

Excellance shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Excellance.

Fulfillment of this order by Excellance shall be contingent upon strikes, lock-outs, fires, accidents, Government regulations, inability to secure materials or other causes beyond Excellance's control. Excellance may substitute comparable parts if the specified part is not available. If colors are not specified, Excellance retains the right to assign colors based upon availability.

In the event Customer cancels this order prior to Excellance beginning production on the unit(s) covered hereunder, then Excellance shall be entitled to receive from Customer the greater of (a) 20% of the contract price, or (b) all deposits paid by Customer hereunder. In the event Customer cancels this order after Excellance begins production on the unit(s) covered hereunder, then Excellance shall be entitled to receive from Customer the full contract price less the amount of money saved by Excellance by reason of the cancellation (e.g., actual costs incurred) plus 20% of the contract price.

Any warranties on the products sold hereunder are those made by the manufacturer of said products. Excellance, as the seller of such products, expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of such products.

In the event there is a "trade-in" unit that Excellance agreed to take "in trade" as partial consideration of the purchase price hereunder, Excellance shall be under no obligation to tender the MSO/title for the new unit to the Customer until Excellance (a) receives the MSO/title for the unit to be "traded in", and (b) has possession of the unit "traded in".

Customer agrees that in the event of any Action brought by Customer against Excellance, Purchaser shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

This contract contains the entire understanding between the parties, supersedes any previous agreement or understanding, and any changes to this contract must be in writing and signed by Customer and Excellance.

No waiver of any term of this order shall be valid unless it is in writing and signed by an officer of Excellance. If any provision or part of any provision of this order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of this document shall continue to be binding and enforceable.

3029
3030 Arbitration provision: The laws of the state of Alabama, as applicable to contracts to be
3031 performed entirely within that state, shall govern this agreement. Any controversy or claim
3032 arising out of or relating to this agreement, or the breach thereof, shall be settled by binding
3033 arbitration in accordance with the rules of the American Arbitration Association and any judgment
3034 on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

EXCELLANCE, INC.

453 LANIER ROAD
MADISON, AL 35758
(256) 772-9321

INVOICE NUMBER: FY2526N
INVOICE DATE: 10/17/2025
ORDER NUMBER:
ORDER DATE:
CUSTOMER NO.: 0000472

SOLD TO:

City of Kissimmee
Kissimmee Fire Department
101 Church Street
Suite 200
KISSIMMEE, FL 34741

SHIP TO:

CUSTOMER P.O.		SHIP VIA		F.O.B.		TERMS	
Joe Leone, Chief				NET 0			
ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT	
/NEW NEW UNITS	EA	1.000	0.000	0.000	418,430.90	418,430.90	
Unit TBD: Prepayment for an Excellence Type EHD Ambulance mounted on a 2026 or newer Freightliner Chassis. VIN: TBD							
/DISCOUNTS SALES DISCOUNTS - NEW UNITS	EACH	1.000	0.000	0.000	5,502.65-	5,502.65-	
Excellance Discount for Prepayment							
						NET INVOICE:	0.00
						LESS DISCOUNT:	0.00
						FREIGHT:	
						SALES TAX:	0.00
						INVOICE TOTAL	412,928.25

EXCELLANCE, INC.

453 Lanier Rd., Madison, Alabama 35758
1-800-882-9799

AQ version 25.3

11/20/2025 14:20

Quote #: **FY26N-2**Quoted by: **LB/GM**Excellance unit #: **TBD****PRICE QUOTE, ORDER FORM and WORK ORDER**CUSTOMER: City of Kissimmee Fire Department" FILE NAME " : FY25-26 NEW FL M2 PLUSADDRESS: 101 Church Street, Suite 200
Kissimmee, FL 34741DEALER: Factory DirectADDRESS: 453 Lanier RoadTELEPHONE: 407.518.2222 / 630.991.7551 cellCITY, STATE ZIP: Madison, AL 35758

CELL #: _____

TELEPHONE: 800.882.9799E-MAIL: joseph.leone@kissimmee.govSALESMAN: Lisa Barfield

TECHNICAL

CONTACT: Deputy Fire Chief Joseph LeonePROJECT MGR: Lisa Barfield

*This person is authorized to make any changes to the vehicle and/or
contract that may affect the final design, configuration, and cost of the unit.*

DATE GENERATED: 10/10/2025**SALES SUMMARY**COST OF UNIT: **\$412,928.25**

How "Cost of Unit" will be paid:

TRADE-IN CREDIT FOR USED UNIT: **\$0.00**DEPOSIT WITH ORDER: **(\$412,928.25)**BALANCE DUE UPON DELIVERY: **\$0.00**THIS ORDER IS VALID ONLY IF ACCEPTED BY BOTH PURCHASER AND EXCELLANCE WITHIN 60 DAYS OF: **10/10/2025**

- * REVIEW THIS DOCUMENT CAREFULLY. IT TAKES PRECEDENCE OVER ALL OTHER DOCUMENTS.
- * ANY ITEM NOT "SELECTED" ON THIS ORDER IS NOT INCLUDED IN THE PRICE FOR THE VEHICLE.
- * AFTER THIS ORDER HAS BEEN ACCEPTED BY EXCELLANCE, ALL CHANGES MUST BE APPROVED BY EXCELLANCE AND EACH CHANGE WILL BE ASSESSED A \$250.00 ENGINEERING CHARGE.
- * ALL ENGINEERING DRAWINGS MUST BE INITIALED BY THE CUSTOMER BEFORE WORK IS BEGUN AND BEFORE PARTS WILL BE ORDERED BY EXCELLANCE.

STATUS OF THIS ORDER

- (1) A. This is an initial quote. An initial quote means this is simply being used as a worksheet to generate a preliminary quote and it is **not binding unless signed by an officer of Excellance**.

**ADDITIONAL TERMS AND CONDITIONS AT LINE # 2971
ARE INCORPORATED HEREIN BY REFERENCE.**

APPROVED AND ACCEPTED BY:

CUSTOMER: _____

DATE: _____

TITLE: _____

DATE: _____

P. O. #: _____

SALESMAN: Christina BillerDATE: 11-20-2025

This is not binding unless signed by an officer of Excellence.

EXCELLANCE:

DATE:

11-20-25

Ambulance Standard

Customer wants the unit to meet KKK-A-1888F

Any exceptions to this standard will be noted in the Owner's Manual and Performance Bonds.

DISCOUNT FOR DEPOSIT WITH ORDER

Excellance will discount the total price of this order IF the Customer submits a deposit at the time this order is submitted by Customer. The discount is subtracted from the deposit so the amount to be tendered by the Customer is reduced by the discount.

The initial amount to be prepaid = \$418,430.90

The amount of the discount = \$5,502.65

The deposit amount to be tendered at time of order = \$412,928.25

The "Balance Due Upon Delivery" (reflected in the Sales Summary above) = \$0.00

CHASSIS: STANDARD SPECIFICATIONS

The chassis model year shall be: 2026 or newer

The chassis engine shall be a Diesel - powered engine.

(1) The cab for the chassis will be ordered using the following paint color code:

(1) The chassis will be SUPPLIED BY EXCELLANCE. Customer FIN code:

Note: Excellance is entitled to OEM concessions on any chassis supplied by Excellance.

EXTRA HEAVY DUTY CHASSIS (Freighliner | International | Ford F-650)

(1) EHD I - 96" x 166" box CA = 104" Conversion:

Input Chassis:

Specify model of EHD chassis here: Freightliner M2 Plus 106

Model year: 2026 or newer

Engine type: CUM B 6.7

Horsepower: 260 EV HP @2400 RPM

Transmission Type: Allison 2200 EVS Automatic with Park Pawl

C.A. dimension: 104"

Other notes: 169" wb, 60 Gallon Rear Fuel Tank (PDI installed)

CUSTOMER NOTES / SPECIAL REQUESTS REGARDING THE CHASSIS:

** The chassis will be ordered with auto drain valve without heater. The chassis will have a rear mount fuel tank that will need to be moved forward for proper clearance.

** A customer supplied Kissimmee F.D. patch will be sewn into the headrest of each seat.

** Fabricate & install diamondplate close out panels between the top & bottom OEM steps.

The OEM step plates will be removed and replaced with fabricated step plates

made from grip strut and capped on each end. The OEM step brackets will be reused.

** Chassis is not to have the horn warning program for "park brake not set with door open".

CHASSIS: SPECIAL OPTIONS

The vehicle will be ready for delivery w/ electrical diagrams, cleaned, inspected, fuel tanks full, vehicle serviced, certified weight ticket, and copies of all warranties and owners manuals.

Air tanks installed by Excellance will have manual moisture relief valves.

(1) * Freightliner Chassis service manual: accessfreightliner.com

Under TOOLS & SERVICES click on "Freightliner Body Builder".

Call Excellance "Purchasing department" for password to access.

CUSTOMER NOTES / SPECIAL REQUESTS

**** The Freightliner chassis price in this quote is an estimate only & is therefore, subject to change based on the actual price of the chassis at the time of order. The chassis price in this estimate is \$115,000.00. In the event the chassis price increases, Excellence will provide documentation prior to requesting the increased cost.**

CHASSIS: SUSPENSION OPTIONS

CUSTOMER NOTES / SPECIAL REQUESTS

**** The chassis will be ordered with OEM Airliner suspension.**

CHASSIS: TIRE / WHEEL OPTIONS

OEM Steel-belted All-Weather Radial tires per chassis specifications

(1) * There is no spare tire for this ambulance chassis.

(1) * Hub and Lug Nut Covers: Chrome baby moon hub covers for front wheels and chrome high hat hub covers for rear wheels with chrome covers for all lug nuts.

CHASSIS: AIR HORN OPTIONS

Control switch to activate air horn to be located at:

(1) * Momentary switch on console in cab (in addition to driver's left foot control)

CUSTOMER NOTES / SPECIAL REQUESTS

**** The chassis will be ordered with OEM air horns mounted on the cab fenders.**

CHASSIS: EXTERIOR OPTIONS

(1) * Mud Flaps, 2 Rear

CHASSIS: INTERIOR CAB OPTIONS

(1) Cab floorboard to have rubber matting

CUSTOMER NOTES / SPECIAL REQUESTS

**** Install a Safety Vision rear camera system with (3) cameras; one on the rear exterior body for reverse operation; one on the center trough panel in ceiling in front of the rear headknocker for the patient compartment (both P/N SV-620A-kit) and one on the cab passenger's side forward of the door. The 7" color LED monitor with built-in four-port control box w/4 triggers will be mounted on the cab headliner between the visors. Order the longest cables available for the rear cameras.**

CHASSIS ELECTRICAL SYSTEM: STANDARD SPECIFICATIONS

(1) OEM auto-throttle, activation - EHD units
Module disconnect power switch
OEM alternator(s) with internal regulator
Back-up alarm, reverse activated

CHASSIS ELECTRICAL SYSTEM: INTERIOR CAB OPTIONS

(1) Floor mounted console on Type I and EHD units

(1) * Map / Binder case mounted on floor in cab

Specify number of sections for map / binder case here:

4

Specify width (in inches) between each partition here:

adjustable dividers

(1) Volt Meter with Dual USB port installed on console switch panel.

(1) * Ignition security system, anti-theft device, Kussmaul Safety Lock 3

CUSTOMER NOTES / SPECIAL REQUESTS

647 ** The switches, indicator lights & digital volt meter will be installed in the cab overhead.
 648 ** Install (1) Dual USB-C 12 Volt outlet on the cab console.
 649 ** REF. Line 624: The Safety Lock 3 will be installed on the cab dash below OEM switches.
 655

656 **MODULAR BODY: STANDARD SPECIFICATIONS**

657 All aluminum modular ambulance body with 1/4-inch thick aluminum corner extrusions
 658
 661 (1) Module headroom shall be 72 inches for this unit.
 All aluminum framework with special anti-corrosion barrier applied to all fasteners, hinges,
 663 and components
 Aluminum exterior skin shall be .125" thick, attached by continuous welds at all seams and
 664 corners
 Aluminum exterior roof skin shall be .125" thick aluminum
 665 3/4-inch thick composite floor with .063" aluminum subfloor insulated with Polystyrene foam
 666 planking
 Install .125" thick Aluminum overlay to the top of the Coosa Board floor
 668 * Whelen 0SR00FCR red light to be used as a...
 670 (1) * Door-activated flashing red LED warning light on interior of side entry door
 671 (1) * Door-activated flashing red LED warning light on interior of each rear door
 672 3 module entry doors and all exterior compartment doors insulated with 2" Styrofoam planking
 673 (1) Left rear door shall close with an automatic "slam latch"
 674 2 key locking module entry door handles all keyed alike
 Curbside entry door equipped with gas shock and nylon restraint strap to reduce opening
 675 (1) and closing force
 679 Number of grabber / hold-open devices with gaskets on each rear entry door: 2
 Polished extruded aluminum drip rails over all module entry doors and exterior compartment
 680 doors
 686 1 set aluminum diamondplate stone guards for front of unit
 688 1 set diamondplate rub rails with aluminum tubular support & plastic spacers off body
 689 2 aluminum wheelwells
 690 (1) 1 set polished cast aluminum module fenderettes
 693 1 diamondplate rear kick panel
 10 body mounting 5/8" diameter Grade 8 bolts w/ heavy duty wear point spacers & outrigger
 696 (1) supports
 698 1 custom-made aluminum diamondplate rear bumper with the following features:
 699

angled	rear corners
folding	step built into bumper
1	dock bumper(s) each side of bumper

 700
 701
 703 Fixed window for each rear entry door. Specify size: 36" L x 12" W
 705 (1) Fixed curbside entry door window Specify size: 24" L x 18" W
 712 ** The personnel entry door windows (3) will have limo style tint.
 713 Window tint on chassis brow (5%) and both driver and passenger windows (35%)
 722

723 **MODULAR BODY: OPTIONS**

724
 742 (1) * EHD Type I: Replace walk-thru feature with pass-thru sliding window and
 743 a cabinet with a hinged door below the pass-thru window
 744 (1) * Modify roof structure to add additional tubing allowing module ceiling to be a flat
 745 surface. Center trough pad will be replaced with a painted cover panel. The roof
 746 of the module will be double insulated.
 747 (1) * Modify L4 compartment into an upper and lower compartment. The Upper L4/1
 748 compartment will house the HVAC system facing forward with lines being routed
 749 around the front of the module to be ducted through the ceiling and at the front bulkhead.
 750 (1) * Cabinet B and Cabinet D above the CPR seat shall be angled.
 753 (1) * Zico VS-24-11 electric step under curbside door to operate when the door is
 763

with pencil tray?	fixed or two-piece sliding
no	fixed

 764 (1) * Dry-erase board over squad bench
 765 Overall size of board to be: 18 x 35 inches On wall aft of squad bench
 767

768 **CUSTOMER NOTES / SPECIAL REQUESTS**

769 ** Clarification Line #742: Pass thru will not have a sliding window. Cabinet below pass-thru
 770 will have dual hinged polycarbonate doors with the Austin latch at the top of each door
 771 ** Front bulkhead cabinet "G1" shall have a 2" false wall with removable access plate

772 on the back wall. The front bulkhead cabinet "F" shall be used for miscellaneous
773 electrical components with a removable panel at the back wall.

779

780

781

CAB / MODULE PAINT AND LETTERING: STANDARD SPECIFICATIONS

782

785 (1) * DELETION CREDIT: Do not paint the 4 outer wheels

786 Include one touch up paint kit for each color used

791 (1) * DELETION CREDIT: Delete Federal ambulance markings

792

793

PAINT OPTIONS

794

795 The cab for the chassis will be ordered and painted the following color code:

797

Color & Paint Number:

798 (1) * Paint entire module any color other than OEM white:

MS #5261225 (Victory Red)

806

807 (1) * The paint finish will be hand glazed with a non-wax based product.

809 (1) * Metallic paint will not be used anywhere on this unit.

822

823

BELTLINE

825 (1) * DELETE standard 11" reflective beltline stripe

870

871

PINSTRIPE

875 (1) * DELETION: No pinstripe tape AND no painted beltline to be applied by factory

881

882

883

REFLECTIVE "SCOTCHLITE" STRIPING

884

915

916

Enter Code
for Color:

917 * Reflective stripe color # 1:

30	#680-10 White	
30	#680-10 White	
30	#680-10 White	

918 * Reflective stripe color # 2:

919 * Reflective stripe color # 3:

922

928

929

CUSTOMER NOTES / SPECIAL REQUESTS

930 ** Ref. line #917-919: All three stripes shall start at the forward skirtline on both sides

931 of the module; approximately midway, the stripes will form a "hush pattern".

932 ** Install alternating 6" Reflexite Red & Fluorescent Yellow Chevron striping on the entire

933 rear of the module including rear doors. The lettering on the rear of the body will be

934 installed directly on the paint in lieu of the Chevron stripes.

935 ** Install white Vision film with Customer logo on the exterior side of the rear door windows.

936 ** Add 5% tint on the interior side of the windows on the rear doors.

937 ** Supply and install (3) Silver Snap Frame Brackets (14"x14" interior dimensions)

938 To be located on the lower L1 & lower R1 compartment doors and on the rear of

939 the module to the right of the rear doors below the 700 red light.

940

941

942

LETTERING OPTIONS

943

946 (1) Lettering to be provided and installed by Excellence. It is specified on an

947 attachment to this document AND priced below in "Customer Notes".

948

953 ** Install Kissimmee Fire Dept. lettering and graphics package, which includes (2) SOL's

954 and (2) cab door decals.

963

964

EXTERIOR COMPARTMENTS: STANDARD SPECIFICATIONS

965

966 All exterior compartment doors insulated with 2" styrofoam

967 206 latch w/ key locking stainless steel 9000 series D-ring handles with gaskets (where possible)

969 (1) Doors equipped with gas shocks to reduce opening and closing force

976 Machine louvered or plastic venting, as needed, in all exterior compartments

998

999

EXTERIOR COMPARTMENTS: OPTIONS

1000 All aluminum unistruts to be welded into exterior compartments (no screws or rivets)
 1001 * Oxygen tank(s) shall be located in compartment L4 (Streetside Forward)
 1002
 1003 **Compartment L1: (Streetside Rear)**
 1006 (1) * DELETE the Fixed vertical divider in L1
 1007

Type of shelves in L1:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

 1008
 1009
 1010 (0) * Adjustable vertical divider(s) in L1
 1012 (1) * DELETE "inside" access for Tall L1
 1015 (1) * 3/4 height L1 w/ interior-only cabinet above w/ sliding polycarbonatae doors and no shelf
 1017 (1) One standard LED light in compartment - to be door activated
 1019 (1) * Door-activated flashing red LED OS light on the interior of the door
 1024 (1) * Turtle tile plastic matting for compartment floor
 1026 * Specify the color for the Turtle tile: black
 1029 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1030 ** There shall be unistrut in the normal shelf location to allow for two coat hooks
 1031 (1) on each side of fore and aft walls (see CAD)
 1032 ** The L1 will have unistrut to accommodate for the installation of two (2) SCBA bottle
 1033 brackets (Line 1365), Vulcan Streamlights (Line 1913) & customer-installed equipment
 1034 brackets. Includes large unistrut 10" horizontally off of the floor at the L1 back wall.
 1041
 1042 **Compartment L3/1: (Outside electrical compartment for power distribution panel)**
 1044 (1) One standard LED light in compartment - to be door activated
 1048 (1) * Key the exterior door latch for the L3/1 compartment differently from all other
 1049 * exterior compartment doors using a #545 lock and key (in lieu of the #1250 key).
 1053
 1054 **Compartment L3/2: (Streetside Intermediate)**
 1056

Type of shelves in L3/2:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	1	0.125"

 1057
 1058
 1066 (1) One standard LED light in compartment - to be door activated
 1067 (1) * Door-activated flashing red LED warning light on interior of door
 1072 (1) * Turtle tile plastic matting for compartment floor
 1074 * Specify the color for the Turtle tile: black
 1077 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1078 ** The L3/2 to have inside/outside access via a sliding Polycarbonate pocket door.
 1079 The fixed shelf will act as a floor to this area.
 1086
 1087 **Compartment L4: (Streetside Forward)**
 1090

Type of shelves in L4:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

 1091
 1092
 1094 (1) One standard LED light in compartment - to be door activated
 1096 (1) * Door-activated flashing red LED warning light on interior of door
 1099 (1) * Turtle tile plastic matting for compartment floor
 1101 * Specify the color for the Turtle tile: black
 1104 **CUSTOMER NOTES / SPECIAL REQUESTS**
 1105 ** L4 compartment shall be a total of 22" deep from the back side of the door jamb face
 1106 to the back wall of the compartment to accommodate a Ferno model #40 stair chair.
 1113
 1114 **Compartment R1: (Curbside Rear)**
 1131 (1) Tall R1 - standard on 166" & over boxes
 1133 (1) * Install a Fixed vertical divider in R1
 1135 (2) * Adjustable vertical divider(s) in R1
 1136

Type of shelves in Tall R1:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	3	0.125"
Fixed shelves	0	0.125"

 1137
 1138
 1139
 1144 (1) One standard LED light in R1 compartment - to be door activated
 1146 (1) * Door-activated flashing red LED warning light on interior of door
 1147 (1) * Turtle tile plastic matting for compartment floor
 1149 * Specify the color for the Turtle tile: black

1152

CUSTOMER NOTES / SPECIAL REQUESTS

1153

** Aft R1 comp. will house (3) backboards & (1) Ferno model #65 Scoop EXL stretcher.

1154

** Install retaining strap (seat belt style) mid-level in front of the dividers in the R1 comp.

1161

1162

Compartment Short R2: (Curbside Rear) Only available if Tall R1 is selected.

1164 (1)

Inside / Outside access for Short R2

1168

Type of shelves in R2:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	0	0.125"
Fixed shelves	0	0.125"

1169

1170

1172 (1)

One standard LED light in compartment - to be door activated

1174 (1)

* Door-activated flashing red LED warning light on interior of door

1176 (1)

* Turtle tile plastic matting for compartment floor

1178

* Specify the color for the Turtle tile: black

1188

1189

Compartment R4: (Curbside Forward)

1190 (1)

Inside / Outside access for full height of R4 compartment

1195 (1)

* Eliminate both the "H1" drug box cabinet and the "H2" cabinet next to it, making R4 one single large compartment.

1196

1201 (1)

* Door-activated flashing red LED warning light on interior of door

1213

1214

Type of shelves in R4:	Quantity	Thickness of aluminum
Adjustable shelves with unistrut	2	0.125"
Fixed shelves	0	0.125"

1215

1216

1217

1223 (1)

One standard LED light in compartment - to be door activated

1226 (1)

* Turtle tile plastic matting for compartment floor

1228

* Specify the color for the Turtle tile: black

1231

CUSTOMER NOTES / SPECIAL REQUESTS

1232

** The ALS (Cabinets H1 & H2) will have (2) painted aluminum vertically hinged non-locking doors.

1233

1240

1322 (5)

Number of exterior compartment(s) to be finished in Excellance texturized paint.

1323

Specify each compartment here: ALL - EXCEPT R4 which is to be finished white

1326

1343 (5)

* Enter number of restraint strap(s) with quick-release buckle

1344

* Specify each compartment here: (2) L4 Fwd wall/(2) R4 Bottom/(1) L3/2 Sharps

1345

1348 (1)

* Electric door locks for module personnel & R4 doors

1349 (5)

* Enter number of exterior compartments to have electric door locks

1353

1354

The following electric door locks...	activated by :	Location for separate switch:
L1, L3/2, L4, R1, R2, R4, Personnel	OEM Circuit, rear	

1355

1360 (1)

* Electric door locks to have remote control activation

1361 (1)

* Concealed weatherproof override switch for electric door locks

1362

* Concealed override switch location: rear tag frame

1363

1364

CUSTOMER NOTES / SPECIAL REQUESTS

1365

** Two (2) Zico brand SCBA bottle brackets with safety strap (Part #MWAB-03-05-SP) to be installed in L1 Compartment. (Unistrut - Line #1032)

1366

** REF. Line 1360: The OEM key fobs that come with the FL M2 Plus chassis will only operate the cab electric door locks due to Freightliner programming. The Excellance key fobs will operate the module electric door locks.

1367

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PATIENT COMPARTMENT: STANDARD SPECIFICATIONS

1382

1383

Install CLEAR polycarbonate throughout the unit

1386

Full seam-welded NFPA-compliant anti-skid aluminum diamondplate stepwell with flush sweep-out design

1387

Door-activated flush-mounted stepwell light, LED

1388

3 interior entry door panels, aluminum painted white

1389 (1)

Alternating red/white 10" reflective diagonal stripes on each Personnel Door

1394

Grab handles for module doors to be: 1.25" diameter seamless stainless steel

1395 (1)

Grab handle(s) for the inside of the side entry door: 18" long

1397 (1)

Grab handle(s) on each rear door inside the module: "L" shape 33" x 17.5"

1398 Aluminum walls painted white
 1399 Aluminum ceiling finish painted white
 1400 (1) Insulation in the module walls and ceiling
 1402 Welded tubular aluminum cabinet framework with cabinet tubular faces painted white
 1403 Sliding medical cabinet doors of 1/4" polycarbonate with full height extruded aluminum handles
 1404 All cabinet interiors are to be painted white
 1405 (1) Cabinets have Austin latches on hinged cabinet doors and Safety Pins on sliding doors
 1407 Cabinets will be labeled with their rated weight capacity
 1408 Streetside action area with solid surface counter top
 1409 The color for all counter tops will be: light gray w/ white & charcoal speckles
 1410 * OPTION: Specify each individual interior cabinet to have restocking feature
 1411 ** Cabinet D (over Action Area)
 1417 Action area shelf to have lip
 1418 Oxygen compartment shall have one polycarbonate hinged access door
 1419 Squad bench w/vinyl covered padded split seat cushion and with a hinged lid
 1420 two 6-point seat belt harnesses: red
 1421 sets of patient restraint straps 3 red
 1422 Squad bench to have a solid vinyl covered padded back rest and head rest
 1423 2 "No smoking oxygen equipped / Fasten your seatbelt" decals, one in cab and one in module
 1425 1
 1427 (1) # of 96" x 1.25" diameter s.s. yellow powder coated, antimicro. knurled overhead grab rails on 166" module:
 1430 1 CPR seat with vinyl covered padded seat and head protectors
 1431 CPR seat to have 6-point seat belt harness
 1441

CUSTOMER NOTES / SPECIAL REQUESTS

** Retention straps (tethers) will be on all hinged interior cabinet doors.
 ** Fabricate an open storage cubby at the head of the squad bench for a customer installed Laerdal LSU portable suction system. The system will lie flat on a bracket in the storage cubby & be accessible from the stepwell side. Includes a 110 VAC outlet in storage cubby for the bracket power cord. Cubby will be 14 1/2"W x 12 1/4"H x 16"D.
 ** Purchase (2) Market Lab #1055 triple glove box holders (Cab & Door Caddy w/spacers).
 Add trimlock around the top and along the spacers to diminish noise.

PATIENT COMPARTMENT: OPTIONS

Painted interior
 1457 (1) * Painted color to be WHITE
 1461 * High back EMT Captains Chair (Bucket Seat) at Action Area w/ these features
 Built-in Child-Safety Seat? YES
 # of seat belt harness points: 6
 # of arm rests: 0 no arm rests
 1465 (1) * Swivel seat base (2-way swivel)(Child-Safety Seat) EVS brand
 1468 (1) * Sewn upholstery
 1470 (1) * EVS brand

Type of IV holder	Quantity	Mounting location for IV holders
Rubber shaft fold-down w/ velcro	1	head of primary cot
Rubber shaft fold-down w/ velcro	1	head of squad bench

1492
 1501 (2) * Additional adjustable shelf (.090" aluminum) Cabinet "G1" and "G2"
 1507
 1508 Cabinet over Action Area to have...
 1509 (1) Sliding doors that are made of polycarbonate
 1526
 1527 (1) * Cabinet over squad bench (KKK requires 43+" between squad bench & cabinet)
 1528 (1) with dual sliding doors made of polycarbonate ("standard")
 1533 (1) * Cabinet over CPR seat (half-depth) (KKK requires 43+" between seat & cabinet)
 1534 (1) with dual sliding doors made of polycarbonate ("standard")
 1545
 1546
 1547 Location for additional cabinet:
 1548 * without restocking feature: Cabinet B2 w/vertically hinged door
 1562
 1563

CUSTOMER NOTES / SPECIAL REQUESTS

1564 ** Cabinets J1 & J2 will have a fixed divider, (1) in each cabinet (see CAD's).
 1565 ** Ref. 1548: Cabinet B2 will be installed in lieu of an aft action area with solid surface
 1566 countertop. The cabinet will have a vertically hinged Polycarbonate door and one shelf.
 1567 ** Install a customer supplied Ferno bracket for LifePak-15 at the aft area of action area.
 1568 ** Fabricate a cabinet (D2) forward of the new suction canister recess. The cabinet will
 1569 have an approx. 14"H x 14"W x 18"D pass through to house two med boxes stacked
 1570 one over the other. Total measurements of the two med boxes together are approx.
 1571 17"L x 11"W x 8"H. The storage will have one door that slides into a pocket.

BIO-HAZARD / TRASH CONTAINERS:

1573
 1574
 1575
 1577 (1) Two wall mounted Bio / trash container kits - each kit has (1) one gallon container, (1) two gallon container,
 1581 (1) Maxim kit(s) to be shipped loose with unit and mounted by customer
 1583 (1) * Compartment in top of action area (L3/2 access) for sharpes and trash -
 1584 Trash with hinged, polycarbonate lid; Sharpes to be without lid.
 1593 (1) * Small tilt-out compartment front face of squad bench: Sharpes
 1619 (1) * Excellence shall fabricate and mount an aluminum door caddy in the inside
 1620 door panel of the side entry door which shall be capable of storing items such
 1621 as paper towels, glove boxes, spray bottles and/or cleaning supplies.

CUSTOMER NOTES / SPECIAL REQUESTS

1622
 1628
 1629 ** The top of the action area counter will have Red hinged lid for the recessed Sharps
 1630 Container Model #BD305344. The Sharps will have a hinged door in L3/2.
 1631 ** Install one of the Maxim containers in the left rear door window frame using a fabricated
 1632 bracket. Permanently remove the lock from the bracket to allow the trash container to
 1633 drop in place. ***Ref. 1619: The door caddy will be per Kissimmee design.***
 1634 ** Install a fabricated "L" bracket in the sharpes storage area in the L3/2 compartment.
 1635 The bracket will be approx. 6.75"W and allow 11.5" of clearance to the access door.
 1636 ** REF. Line 1533: Install a customer supplied Med-Vault #5520 in the center of cabinet
 1637 "C" (over CPR seat). Cabinet "C" will be open (no doors). The Med-vault will have
 1638 ignition/shoreline power supplied to it.

SEATING / UPHOLSTERY: OPTIONS

1639
 1640
 1641
 1642 Padded vinyl head protectors over module entryways, color coordinated to match interior
 1645 (1) Gray color for upholstery (Gray)
 1654 (1) Net at head of Squad Bench, standard 58" x 17" (Red unless specified in Customer Notes)

FLOOR COVERING: OPTIONS

1667
 1668
 1669
 1670 Heavy duty vinyl floor covering will be installed inside patient compartment
 1671 (1) * Lonseal / Lonplate II flooring (this flooring will extend up the side walls)
 1680

Type of floor selected above:	Floor color	Wall covered in:
* Lonseal / Lonplate II flooring	421 Mica	Floor covering

HANDRAILS / MOUNTING BRACKETS: OPTIONS

1691
 1692
 1693 (1) All handrails will be stainless steel, knurled, antimicrobial rails painted (powder coated) yellow

COT / LITTER MOUNT: OPTIONS

1706
 1707
 1708
 1709 (Brand) (Model)
 1710 The cot used in this unit will be a: Stryker Power Pro
 1711 The cot will be supplied by: Customer
 1712 The retention system will be supplied by: Customer
 1713 Purchaser / Customer agrees to indemnify and hold Excellence harmless for the installation of any
 1714 cot retention system specified by the Customer that is not compliant with any governmental authority.

1715
 1716 The mounting position for the cot shall be:
 1717 (1) * Center mount for one cot

1718
 1719
 1721 (1) Post and wheel cups will NOT be installed in the patient compartment.

THE COT WILL BE SUPPLIED BY CUSTOMER

THE RETENTION SYSTEM WILL BE SUPPLIED BY CUSTOMER
Install a customer-supplied Stryker Power Load system (installation only)

MODULE ELECTRICAL SYSTEM: STANDARD SPECIFICATIONS

12 VDC electrical distribution system
Color and function coded wiring
GXL high temperature wiring insulation
Automatic reset circuit breakers
Heat shrink tubing on all terminals
Lighted rocker switches
Engraved backlit switch labels
1 labeled power distribution panel will be located in the exterior L3/1 compartment
Patient compartment control console with hinged access panels in action area
12 VDC Medical outlets to be installed as follows:

Type of outlet:	Quantity	Location for outlet(s):
Cigarette	3	(1) Action Area, (1) H1, (1) H2

Magnetically controlled, hermetically sealed door switches
"Module Entry Door Open" warning circuit w/ warning light in cab console
Door activated exterior compartment lighting
All of the dome lights located on the curbside to turn on to low intensity when module entry doors are opened and/or switch on cab console is activated
All switches, indicators and control devices shall be labeled in accordance w/ current KKK-A-1822

MODULE ELECTRICAL SYSTEM: OPTIONS

1 Kussmaul #091-32 Load Manager / Sequencer
Load Manager and status indicator to be located in cab console.
(1) Excellence will determine load manager circuits and sequence of priority

2 #RG58U coax antenna cables from center wiring trough to behind driver's seat
* Location for origination of first "std" coax cable: module center trough
* Location for termination of first "std" coax cable: behind the cab seat
* Location for origination of 2nd "std" coax cable: module center trough
* Location for termination of 2nd "std" coax cable: behind the cab seat

(2) * Number of customer-provided two-way radios AND Customer supplied part:
* scanners AND antenna mounted by Excellence. Installation charge:

Brand		Model
* Brand & Model of first radio:	Motorola	APX8500
* Brand & Model of second radio:	Motorola	APX8500
* Mounting location for		Control Head location:
Cab Console	First radio	Cab Console below Siren
Action Area	Second radio	Cabinet F

(1) * Three TruckLite LED # 80251C lights installed in center of module ceiling
(1) Switch on EMT switch panel and switch ...
(1) ... at side entry door.
TruckLite LEDs # 80162C EMT at action area
(1) Four 8-inch LED dome lights mounted in ceiling on streetside
(1) Four 8-inch LED dome lights mounted in ceiling on curbside
* All ceiling lights to operate with two switches on the action area (one for streetside & one for curbside lights).

CUSTOMER NOTES / SPECIAL REQUESTS

** Ref. Line 1825: Install 40 amp Ignition & ground busses & 10 amp ignition buss in cabinet "F".
** Ref. Line 1825: Install 40 amp Ignition & ground busses & 10 amp ignition buss in console.
** Install customer supplied laptop bracket in front console to be hardwired for battery power. The customer supplied radios will be ignition powered. They are to power off when the ignition is turned off. The customer supplied radio speaker will mount in the cab on the back wall above the pass through window.

- 1913 ** Install (2) Customer supplied Streamlight Vulcan lights - C4 LED (Part number #44451).
 1914 Lights will be hardwired (battery power) & mounted in the L1 compt. on alum. plates.
 1915 ** Dome lights on both sides should be on Low Intensity when the doors are open.

125 VAC ELECTRICAL: STANDARD SPECIFICATIONS

Location for each 125 VAC duplex receptacle (interior to be lighted; exterior to be weatherproof):

- 1927 (1) Action Area, aft of EMT panel
 1928 (1) pass-thru window area, curbside (see pictures from 2910)
 1929 (1) Cabinet "G2" (below pass thru), outlet strip, upper left on back wall
 1930 (1) ALS Cabinet "H1", upper left on back wall
 1931 (1) ALS Cabinet "H2", upper left on back wall (a second breaker is required)
 1932 (1) Cabinet "D", outlet strip, on lower back wall, left side, just above the cabinet floor
 1935 GFI circuit breaker box to be located: mounted in GFI box in electrical panel
 1936 First GFI circuit breaker to be wired to: spare
 1937 Second GFI circuit breaker wired to: spare

- 1938 (1) * Do not connect chassis engine block heater to onboard 125VAC system.

SHORELINE OPTIONS

- 1955 (1) One 30 amp / 125 volt Twist Lock Shoreline Plug with
 1956 weatherproof lift cover (with female Shoreline Input Adapter)
 1964 (1) * Ignition disable circuit to prevent engine ignition with shoreline connected.
 1966 * Label above shoreline as follows: Utility Power
 1989
 2000 (1) * Shoreline to be mounted : Side of module forward of L4 hinge

CUSTOMER NOTES / SPECIAL REQUESTS

- 2006 ** Ref. #1955: the shoreline will be a Non-auto eject 20amp.
 2007 ** Ref. #2000: shoreline will be mounted aft of L3/2 compartment in the wheel well. Between
 2008 the L3/2 and Wheel Well Light

125 VAC ELECTRICAL EQUIPMENT: OPTIONS

- 2023 (1) DELETION CREDIT: Delete the "standard" on-board battery charger
 2039 Specify the location for the inverter: aft section of L3/2 compartment
 2046 (1) * Vanner 1100 watt inverter (model LSC12-1100) with transfer switch WITH
 2047 battery charger

SCENE AND EXTERIOR LIGHTS: STANDARD SPECIFICATIONS

- 2079 2 backup lights wired to operate with rear scene / load lights
 2080 Rear license plate bracket shall be recessed on rear of unit with light
 2081 1 set of red rear turn marker lights on each side of module using
 2082 (1) L.E.D. 4" round turn marker lights (part # 44350R)

WORKLIGHTS / FLOODLIGHTS / SPOTLIGHT: OPTIONS

- 2089 The hand-held spotlight will be: recess-mounted on passenger side of front console
 2090 (1) Minimum 100,000 CP lamp handheld spotlight w/ momentary switch (Standard)
 2100
 2101 (1) 2 Whelen 900 Super-LED (w/ flange) work / scene lights on each side of the module.
 2106 Work / scene light on curbside of module activated by side entry door.
 2111 (1) 2 Whelen 900 Super-LED (w/ flange) work / scene lights on each rear of the module.

TURN SIGNAL / TAIL LIGHTS: OPTIONS

Primary brake, turn signal & backup lighting

- 2160 The Primary brake, turn signal, and backup lights on the rear of the module will be:
 2161 600 series L E D lights as turn signals set in a triple Horizontal Casting
 2162 600 series L E D lights as brake lights set in a triple Horizontal Casting

2163 600 series L.E.D. lights as backup lights set in a triple Horizontal Casting
2182 (600) * One set of turn signals on front of module to be:
2240 Any ICC lights not mounted on light-bar shall be mounted on front wall of module.
2284 Any ICC lights not mounted on light-bar shall be mounted on rear wall of module.

2296

2298

GRILLE LIGHTS / INTERSECTION LIGHTS

2314

Grille Lights (Whelen) shall be:

2315

2316 (705)

700 Red L.E.D. w/o flange

Lens color: clear

2319

Intersection Lights (Whelen) shall be:

2320

2321 (405)

400 Red L.E.D. w/o flange

Lens color: clear

2324

CUSTOMER NOTES / SPECIAL REQUESTS

2325

** REF. Line 2316: The grille lights will be installed in Whelen chrome flanges.

2326

No CAST housings for the grille lights.

2327

2335

OTHER VISUAL WARNING LIGHTS: STANDARD SPECIFICATIONS

2336

2371

Flashing light installed at the top center of front module wall shall be:

2372

2373 (904)

Whelen 900 series White LED with flange

2374

The color of the lens for this light is: clear

2377

Flashing lights in each upper corner of the front module wall (2 total) shall be:

2378 (901)

Whelen 900 series Red LED w/ flange

2379

The color of the lens for this light is: clear

2382

* Install one additional flashing light on the side of the front wall of module.

2383 (904)

This curbside light shall be: Whelen 900 series White LED with flange

2384 (904)

This streetside light shall be: Whelen 900 series White LED with flange

2385

Color of curbside lens shall be: clear Color of streetside lens shall be:

2387

* Install a 2nd additional flashing light on the side of the front wall of module.

2388 (901)

The curbside light shall be: Whelen 900 series Red LED w/ flange

2389 (901)

The streetside light shall be: Whelen 900 series Red LED w/ flange

2390

Color of curbside lens shall be: clear Color of streetside lens shall be:

2392

Flashing lights in each upper corner of the curbside module wall (2 total) are:

2393 (901)

Whelen 900 series Red LED w/ flange

2394

The color of the lens for this light is: clear

2397

Flashing lights in each upper corner of streetside module wall (2 total) are:

2398 (901)

Whelen 900 series Red LED w/ flange

2399

The color of the lens for this light is: clear

2402

* Wheel well lights on each side of module (2 total) shall be:

2403 (701)

Whelen 700 series Red LED w/ flange

2404

The wheel well light lens color is: clear

2406

Flashing lights in the upper corners of module rear wall (2 total) shall be:

2407 (901)

Whelen 900 series Red LED w/ flange

2408

The color of the lens for this light is: clear

2416

* Install a set of flashing lights to operate as emergency warning lights to be

2417

seen through the rear door windows when doors are open.

2418 (701)

The curbside light shall be: Whelen 700 series Red LED w/ flange

2419 (701)

The streetside light shall be: Whelen 700 series Red LED w/ flange

2420

Color of curbside lens shall be: clear Color of streetside lens shall be:

2428

* Install a set of (2) flashing auxiliary lights to operate as brake lights when NOT in

2429

emergency mode to be seen through rear door windows when doors are open.

2430 (904B)

Whelen 900 Brake LED w/ Red lens and flange

2432

Flashing light installed at the top center of rear module wall shall be:

2433 (702) Whelen 700 series Amber LED w/ flange
 2435 Color for this lens shall be: clear
 2442 (1) * DELETION CREDIT: Delete "standard" Whelen AFM-1660 flasher
 2443
 2445 (1) The flash pattern for the emergency lights shall be custom programmed as
 2446 specified by the Customer in lieu of the standard flash pattern specified by KKK.
 2447
 2448 **CUSTOMER NOTES / SPECIAL REQUESTS**
 2449 ** Program "double fast flash" pattern for all LED warning light heads.
 2450 ** Ref. #2418: Wire the mid-level 700 red LED lights to also act as brake lights when
 2451 not in emergency mode. This will result in the 900 and 700 red LED mid-level
 2452 lights to act as brake lights when not in emergency mode.
 2453
 2454
 2455 **MISCELLANEOUS WARNING LIGHTS: OPTIONS**
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 2462 (4) * ULF44 4-outlet flasher (4 outlet) _____
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 2521 (1) Two through-the-bumper speakers ("standard" for M2 Freightliner)
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 2550 (1) * Oxygen tank(s) shall be located in compartment L4 (Streetside Forward)
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 2555 (1) * Zico "MultiVersal" restraint system with adjustable bracket for a "H" tank
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 2586 (1) * 1 located at EMT panel, 1 at curbside, 1 in ceiling at head of primary patient
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 2590 (1) * Enter # of additional Outlets w/ trim bezel, streetside 2nd outlet at EMT Panel
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 2637 (1) ... aft of action area control panel on the streetside interior wall
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HVAC SYSTEMS: STANDARD SPECIFICATIONS

12 VDC multi-speed exhaust fan at rear of module
1 static air intake at front curbside of module
Floor-level return air plenum with replaceable filter for A/C-heat unit

HVAC SYSTEMS: OPTIONS

- (1) * Discharge the HVAC system down the length of the patient compartment in the ceiling via the "center trough".

EHD Medium-Duty Chassis

NOTE: Is the Medium-Duty Chassis to be ordered with an

OEM auxiliary engine mounted 12 VDC compressor?

No

If "Yes", then the following options are in addition to the auxiliary OEM chassis compressor

12 Volt HVAC systems:

- (1) Heavy duty combination heater / air conditioner system w / digital electronic thermostat with digital temperature display
(1) Under-body-mount auxiliary A/C condenser is standard for EHD units

CUSTOMER NOTES / SPECIAL REQUESTS

** Install a second 12volt A/C system in the L4/1 compartment. The second system will have its own A/C compressor, thermostat, and underbody three fan condenser.

Both 3-fan condensers will be mounted underneath the L4/2 / L3/2 compartments.

The compressors will be mounted under the chassis hood on a dual mount bracket.

NOTE: Air return grille for both systems will be 10"x24"

FIRE EXTINGUISHER: OPTIONS

- (2) 5# ABC fire extinguishers
* Extinguisher mounting instructions: install at customer inspection

FACTORY PAID TRANSPORTATION

**** Travel allowance for final inspection of the completed unit. (3 people, 2 nights)**

**** Delivery of the completed unit to Kissimmee Fire Department.**

DEALER PROVIDED AND/OR INSTALLED ITEMS

The following items will be provided and/or installed by the Dealer:

**** Kissimmee Contingency Allowance - Funds to be used for changes/additions during the build process with prior approval from Kissimmee primary contact.**

CUSTOMER SUPPLIED PARTS

It is Excellence policy for all parts to be supplied by Excellence. The reasons for this policy are to allow Excellence: (1) to better engineer and manufacture the vehicle by obtaining the parts in advance, (2) provide better control over tracking the delivery of all parts and getting the part to the correct vehicle for which it is intended, and (3) it allows Excellence to better adhere to its production schedule. Disruptions in our production schedule are very costly and wasteful in terms of labor. Therefore, exceptions to this policy will result in a charge of \$250.00 **per part** supplied by any dealer or customer PLUS the appropriate labor charge for installing any such part. Note: Excellence does not warrant the installation of customer supplied parts installed by Excellence! Excellence waives the \$250 "parts charge" for two-way radio equipment, radio antenna, and cots.

PAYMENT TERMS:

Payment to be Cash Upon Delivery F.O.B. Excellence, Madison, Alabama.

CHECKLIST

Send invoices to:

City of Kissimmee, Kissimmee Fire Dept, 101 Church St Suite 200 Kissimmee, FL 34741

Specify to whom the MSO is to be assigned:

City of Kissimmee

The vehicle will be ready for delivery with electrical diagrams, cleaned, inspected, fuel tanks full, vehicle serviced, certified weight ticket, and copies of all warranties and owners manuals.

ADDITIONAL TERMS AND CONDITIONS FOR THIS CONTRACT

The effective date of this contract is the day this order is accepted by Excellance as evidenced by the date this contract is executed by an officer of Excellance

Construction will begin only after all questions have been resolved. Once the unit is in production, each change will result in an engineering fee of \$250 in addition to the price for the change.

Failure to select an option on this order form will result in: (i) no charge to the Customer, (ii) no obligation by Excellance for that item, and (iii) the possibility, at Excellance's sole election, of a \$250 charge for each change or addition that occurs after production begins on a vehicle.

Review this order carefully. Changes, alterations or additional work ordered shall be charged for at current rates with additional time being allowed Excellance for delivery.

Price is exclusive of taxes, licenses, etc. which shall be the responsibility of Customer. All delivery dates are approximate unless otherwise indicated and are subject to and dependent upon the Customer furnishing all required information to Excellance in a timely manner.

Excellance shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Excellance.

Fulfillment of this order by Excellance shall be contingent upon strikes, lock-outs, fires, accidents, Government regulations, inability to secure materials or other causes beyond Excellance's control. Excellance may substitute comparable parts if the specified part is not available. If colors are not specified, Excellance retains the right to assign colors based upon availability.

In the event Customer cancels this order prior to Excellance beginning production on the unit(s) covered hereunder, then Excellance shall be entitled to receive from Customer the greater of (a) 20% of the contract price, or (b) all deposits paid by Customer hereunder. In the event Customer cancels this order after Excellance begins production on the unit(s) covered hereunder, then Excellance shall be entitled to receive from Customer the full contract price less the amount of money saved by Excellance by reason of the cancellation (e.g., actual costs incurred) plus 20% of the contract price.

Any warranties on the products sold hereunder are those made by the manufacturer of said products. Excellance, as the seller of such products, expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of such products.

In the event there is a "trade-in" unit that Excellance agreed to take "in trade" as partial consideration of the purchase price hereunder, Excellance shall be under no obligation to tender the MSO/title for the new unit to the Customer until Excellance (a) receives the MSO/title for the unit to be "traded in", and (b) has possession of the unit "traded in".

Customer agrees that in the event of any Action brought by Customer against Excellance, Purchaser shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

This contract contains the entire understanding between the parties, supersedes any previous agreement or understanding, and any changes to this contract must be in writing and signed by Customer and Excellance.

No waiver of any term of this order shall be valid unless it is in writing and signed by an officer of Excellance. If any provision or part of any provision of this order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of this document shall continue to be binding and enforceable.

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Arbitration provision: The laws of the state of Alabama, as applicable to contracts to be performed entirely within that state, shall govern this agreement. Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled by binding arbitration in accordance with the rules of the American Arbitration Association and any judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

EXCELLANCE, INC.

453 LANIER ROAD
MADISON, AL 35758
(256) 772-9321

INVOICE NUMBER: FY26N-2
INVOICE DATE: 10/29/2025
ORDER NUMBER:
ORDER DATE:
CUSTOMER NO.: 0000472

SOLD TO:**SHIP TO:**

City of Kissimmee
Kissimmee Fire Department
101 Church Street
Suite 200
KISSIMMEE, FL 34741

CUSTOMER P.O.		SHIP VIA		F.O.B.		TERMS	
Joe Leone, Chief				NET 0			
ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT	
/NEW NEW UNITS	EA	1.000	0.000	0.000	418,430.90	418,430.90	
Unit TBD: Prepayment for an Excellence Type EHD Ambulance mounted on a 2026 or newer Freightliner Chassis.							
VIN: TBD							
/DISCOUNTS	EACH	1.000	0.000	0.000	5,502.65-	5,502.65-	
SALES DISCOUNTS - NEW UNITS							
Excellance Discount for Prepayment							
						NET INVOICE:	0.00
						LESS DISCOUNT:	0.00
						FREIGHT:	
						SALES TAX:	0.00
						INVOICE TOTAL	412,928.25

Exhibit B



HUMAN TRAFFICKING AFFIDAVIT

The Human Trafficking Affidavit is required by Section 787.06, Florida Statutes ("F.S."), as amended by HB 7063, which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The associated Contract shall not become effective unless and until this completed and executed Form is submitted to the County (Governmental Entity). The term Governmental Entity has the same meaning as in Section 287.138(1), F.S.

Excellance, Inc. does not use coercion for labor or services as defined in Section 787.06, F.S.
Contractor's Legal Company Name

Pursuant to Section 92.525, F.S., under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor's Authorized Representative: Charlie Epps

Title of Contractor's Authorized Representative: President/CEO

Signature of Contractor's Authorized Representative: Charlie Epps

Date: 11-11-2025

ITEM 7.K

Holiday Incentive Payment

Request

This request is for Commission approval to utilize approximately \$529,832 from reserves for a one-time holiday incentive payment to all full-time and part-time employees.

Explanation

Staff is requesting Commission consideration of a holiday incentive payment to reward employees for their efforts to contain costs. Staff is recommending that all full-time employees with more than one year of service receive \$711 (net \$500) while all part-time employees with one year of service receive \$355 (net \$250). All employees with less than one year of service as of the date of the incentive payment will receive one-half of the above amounts depending upon whether the employee is a full-time or part-time employee.

Within the General Fund, this is estimated to cost approximately \$420,040. The cost to the other funds would be approximately \$109,792 for a total cost to the City of \$529,832.

Recommendation

Based upon the projected fiscal year-end results, staff requests Commission approval of a holiday incentive payment of \$711 for each full-time employee with more than one year of service (\$355 for less than one year) and \$355 for each part-time employee with more than one year of service (\$178 for less than one year) utilizing General Fund reserves of approximately \$420,040 and reserves from other operating funds of approximately \$109,792.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Finance

Presenter: Mike Steigerwald

Attachment(s):

None

ITEM 7.L

Resolution for Floodplain Management Plans

Request

Approval of a Resolution to adopt the Repetitive Loss Area Analysis (RLAA) and Substantial Damage Management Plan (SDP) request related to the City's Community Rating System (CRS) program under Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP).

Explanation

The City of Kissimmee engaged consultant WSP to support efforts to improve its Community Rating System (CRS) score and strengthen community-wide floodplain management planning. The City currently holds a CRS Class 7 rating, which provides residents with a 15% flood insurance premium discount within the Special Flood Hazard Area (SFHA) and a 5% discount outside the SFHA. The City's goal is to achieve a CRS Class 5 rating, which would increase discounts to 25% for properties located in the SFHA and 10% for those outside the SFHA.

With guidance from WSP, the City of Kissimmee developed both a RLAA and SDP. The RLAA is a detailed mitigation plan focused on a defined repetitive loss area, providing more targeted strategies for reducing recurring flood damage than a community-wide floodplain management or hazard mitigation plan. The SDP is a comprehensive plan, developed before a flood or other hazardous event, that outlines the community's process for evaluating building damage and addressing structures that meet the NFIP criteria for substantial damage.

Together, these efforts allow the City of Kissimmee to assess community needs for flood-related information and coordinate resources to deliver that information to the public. Implementation of the RLAA program, along with its formal adoption by the governing body, will enable the City to earn additional CRS credit points under FEMA CRS Manual Activity 510 (Floodplain Management Planning).

Recommendation

Approval of the resolution to adopt the RLAA and SDP request related to the City's CRS program under FEMA NFIP.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) City of Kissimmee resolution to adopt the RLAA and SDP
2. Kissimmee Repetitive Loss Area Analysis
3. Kissimmee Substantial Damage Management Plan

RESOLUTION NO. _____

**A RESOLUTION PROVIDING FOR THE CITY OF
KISSIMMEE TO ADOPT THE REPETITIVE LOSS AREA
ANALYSIS AND SUBSTANTIAL DAMAGE PLAN**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE,
FLORIDA:

WHEREAS, the City of Kissimmee ("CITY") is a participant in FEMA's National Flood Insurance Program's (NFIP) Community Rating System (CRS) program; and

WHEREAS, CITY is currently rated in the CRS program as a Classification 7, which provides for a 15% reduction in insurance premiums annually for all flood insurance policies; and

WHEREAS, CITY has prepared a Repetitive Loss Area Analysis (RLAA) and Substantial Damage Plan (SD) to better inform the public about the hazards and risks associated with flooding in their area and methods for responsibly protecting their property against flooding and minimizing flood damage;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY
OF KISSIMMEE, FL THAT:**

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct.

Section 2. The CITY's Repetitive Loss Area Analysis and Substantial Damage Plan is hereby adopted.

Section 3. This Resolution shall become effective immediately upon passage and adoption.

DONE AND RESOLVED this 2nd day of December, 2025.

CITY OF KISSIMMEE, FLORIDA

By: _____
Jackie Espinosa, Mayor

ATTEST:

City Clerk

KISSIMMEE, FL

REPETITIVE LOSS AREA ANALYSIS

CITY COPY

AUGUST 2025

CONFIDENTIAL





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1 REPETITIVE LOSS AREA ANALYSIS

1.1 BACKGROUND

Flooding is the most common natural hazard in the United States. Floods account for nearly 75 percent of all Presidential Disaster Declarations, and more than 22,000 communities experience floods and participate in the National Flood Insurance Program (NFIP). In the United States, over 8.7 million residential and commercial structures are currently located in areas at risk to flooding. When flood damage occurs, the cost of recovery is spread over local, state and federal governments and the victims themselves, who are directly affected by these disasters.

The NFIP is continually faced with the challenge of balancing the financial soundness of the program with the competing expectation of keeping premiums affordable. Repetitive loss properties are one of the largest obstacles to achieving financial soundness of the NFIP. Since the inception of the NFIP, over \$12.9 billion have been paid to repetitive loss properties, about one-fourth of all NFIP payments. While the NFIP has resulted in forty years of successful floodplain management, and many of these structures are no longer insured, repetitive loss properties are still a drain on the NFIP. Currently, repetitive loss properties represent 1.3% of all policies but are expected to account for 15% to 20% of future losses.



Private insurance companies faced with high losses have several options to keep turning a profit. They can raise income through premium rate increases, decrease payments to insurers or reduce the exposure to the hazard. Unfortunately, the NFIP can only do what is allowed by statute. If losses increase, the Federal Emergency Management Agency (FEMA) is authorized by Congress to make incremental adjustments to increase the premium rates and reduce overall coverage. FEMA is not permitted to eliminate coverage for any policyholder, including high-risk properties. Actuarial rates cannot be charged to buildings built before state and local floodplain management regulations went into effect. Since repetitive flood claims must be paid, FEMA has no choice but to spread these costs among all policyholders.

Sometimes floodplain management regulations mitigate repetitive flood losses when a building is substantially damaged. A structure where the cost to repair is equal to or exceeds 50 percent of the building's value is considered substantially damaged. A substantially damaged building must be brought up to the same flood protection level as a new building under a community's floodplain management ordinance. However, many repetitive loss buildings are not in a regulated floodplain or do not get substantially damaged and so remain at risk to future damage.

Many owners of properties that experience repetitive flooding are not aware of the magnitude of damage they are exposed to because they either purchased the property after the last flood or the seller or lender did not disclose the flood hazard. Disclosure of repetitive flooding is a problem because repetitive loss areas are not shown on Flood Insurance Rate Maps (FIRMs) but instead must be identified and mapped by local communities.

The City of Kissimmee (CID-120190) has been a regular participant in the NFIP since July 2, 1981. In addition to meeting the basic requirements of the NFIP, the City has completed additional components to participate in the Community Rating System (CRS) program. The City of Kissimmee is currently a CRS Class 7 which rewards all policyholders with a 15 percent reduction in their flood insurance premiums. Kissimmee has participated in the CRS program since September 1, 1996.

As of September 2, 2024, there were 431 NFIP policies in force in the City. Since 1984, the City has had 208 paid losses against the NFIP, totaling more than \$13, 329, 434.

A repetitive loss property does not have to currently be carrying a flood insurance policy to be considered a repetitive loss property or a severe repetitive loss property. In some cases, a community will find that properties on its repetitive loss list are not currently insured. An insured property with claims on that property will make it a repetitive loss property. Once it is designated as a repetitive loss property, that designation remains from owner to owner; insured policy to no policy; and even after that property has been mitigated. Eighty percent of repetitive loss buildings in the City of Kissimmee are currently insured (see Section 1.3 Repetitive Loss Requirement for more detail). There are 20 repetitive loss properties in the City, and 16 are insure

TERMINOLOGY

Repetitive Loss: Any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period, since 1978. Two of the claims paid must be more than 10 days apart but, within 10 years of each other. A repetitive loss property may or may not be currently insured by the NFIP.

Severe Repetitive Loss: As defined by the Flood Insurance Reform Act of 2004, SRLs are 1-4 family residences that have had four or more claims of more than \$5,000 or at least two claims that cumulatively exceed the building's value. The Act creates new funding mechanisms to help mitigate flood damage for these properties.

d.

According to repetitive loss data received from FEMA as of September 2024, there are a total of 20 unmitigated and 0 mitigated repetitive loss properties within the City of Kissimmee. None of these properties are classified as severe repetitive loss. The City has opted to complete this Repetitive Loss Area Analysis (RLAA) as it allows for the assessment of individual flood-prone properties. This plan will be completed using the 2017 *CRS Coordinator's Manual*. This RLAA will benefit the County by examining potential mitigation measures for specific repetitive loss areas and increasing its credit in the CRS Program.

1.2 SETTING

The City of Kissimmee, located in central Florida, is a city in Osceola County. The City has a total land area of approximately 20.8 square miles and is located south of Orlando on the northern shore of Lake Tohopekaliga. The City is served by U.S. Route 17 and U.S. Route 192. U.S. Route 441 runs through the north-central part of the city and becomes N Main Street. According to the 2023 American Community Survey, the City has a population of approximately 79,504.

The City has a subtropical climate with mild winters and hot, humid summers, with an average annual high temperature of 82.8 degrees Fahrenheit and an average annual low temperature of 62.2 degrees Fahrenheit. Average annual rainfall is approximately 53 inches. The City has generally flat topography and is largely developed. However, the City has worked to preserve remaining undeveloped land around Shingle Creek as a regional park.

Figure 1-1 Kissimmee, FL Base Map

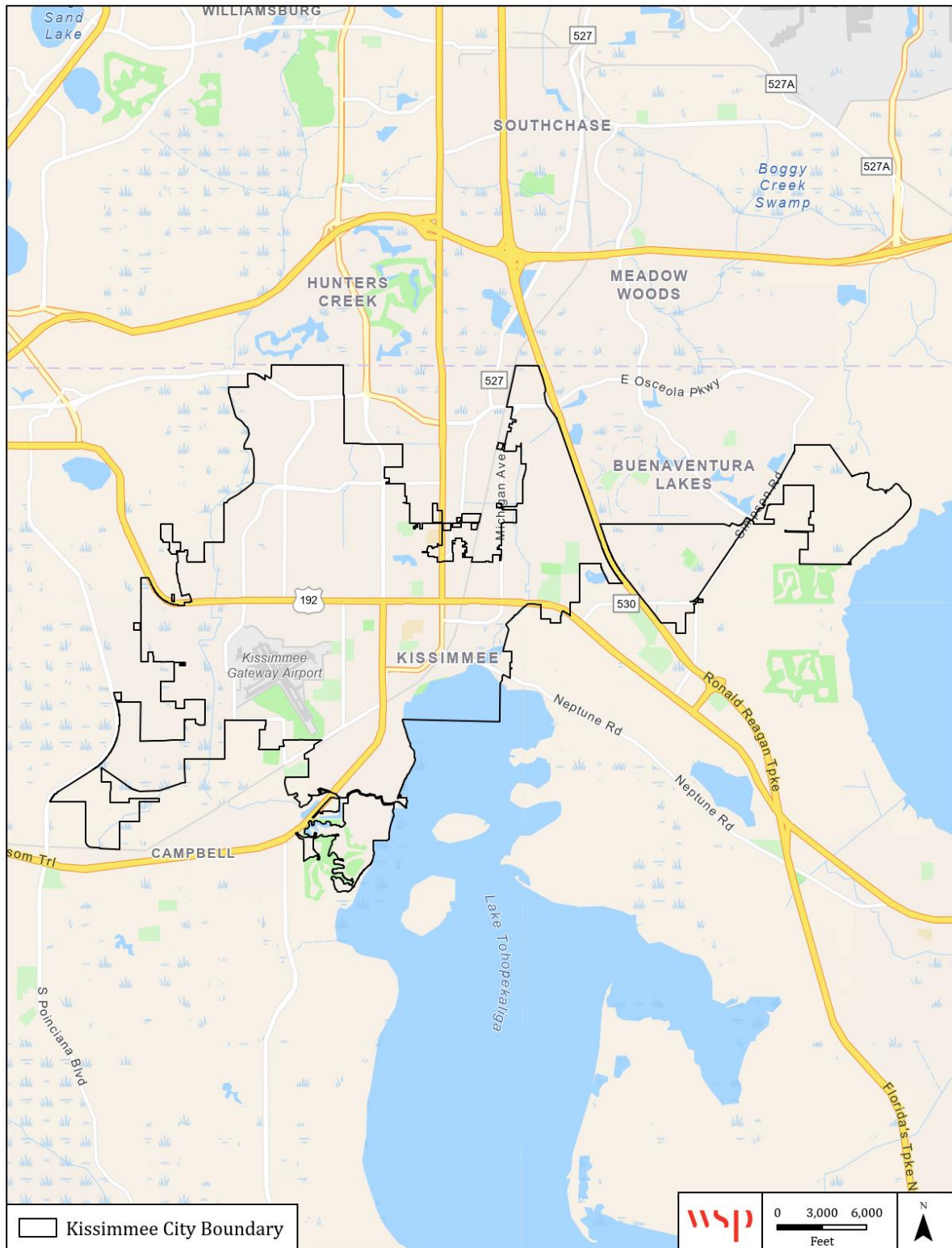
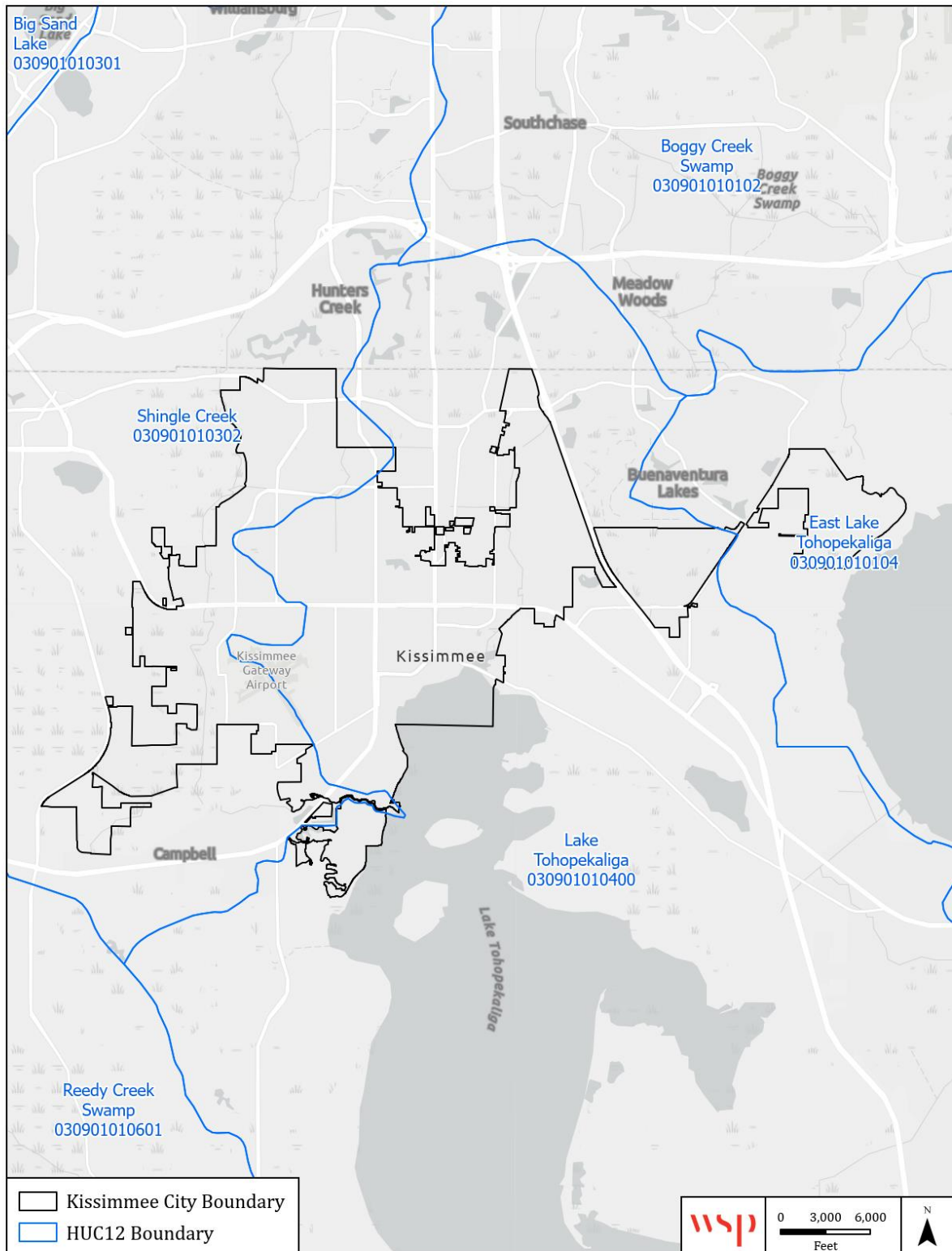


Figure 1-2 HUC-12 Drainage Basins



1.3 REPETITIVE LOSS REQUIREMENT

Repetitive loss data must be maintained and updated annually in order to participate in the CRS. Since many of the losses under the NFIP come from repetitively flooded properties, addressing these properties is a priority for participating in the CRS Program. Depending on the severity of the repetitive loss problem, a CRS community has different responsibilities.

- **Category A:** A community with no unmitigated repetitive loss properties. No special requirements from the CRS.
- **Category B:** A community with at least one, but fewer than 50, unmitigated repetitive loss properties. Category B communities are required by the CRS to research and describe their repetitive loss problem, create a map showing the location of all repetitive loss properties (areas) and complete an annual outreach activity directed to repetitive loss properties.
- **Category C:** A community with 50 or more unmitigated repetitive loss properties. Category C communities are required to do everything in Category B and prepare either a floodplain management plan that covers all repetitive loss properties (areas) or prepare a RLAA for all repetitive loss areas.

According to data provided by FEMA dated September 2, 2024, the City of Kissimmee has 20 unmitigated repetitive loss properties, which means the City is designated as a Category B repetitive loss community. These 20 repetitive loss properties are summarized in Table 1-1.

Table 1-1 Summary of Unmitigated Repetitive Loss Properties

Flood Zone ¹	Occupancy		Insured		Losses	Total Building Payment	Total Content Payment	Total Paid
	Commercial	Residential	Yes	No				
-		X		X	2	\$22,394.93	\$0	\$22,394.93
X		X	X		3	\$216,177.78	\$44,529.38	\$260,707.16
X	X		X		2	\$16,460.34	\$0	\$16,460.34
AE		X	X		2	\$44,880.93	\$21,340.28	\$66,221.21
AE		X	X		2	\$143,568.71	\$0	\$143,568.71
AE		X	X		2	\$89,610.76	\$51,189.89	\$140,800.65
X		X	X		2	\$131,614.51	\$44,688.54	\$176,303.05
X		X	X		2	\$78,343.29	\$5,416.27	\$83,759.56
AE		X	X		2	\$166,766.42	\$3,332.40	\$170,098.82
C		X	X		2	\$83,442.9	\$7,237.02	\$90,679.92
X		X		X	2	\$126,171.09	\$44,023.60	\$170,194.69
AE		X	X		2	\$117,208.47	\$14,735.60	\$131,944.07
AE		X	X		2	\$28,235.1	\$12,686.31	\$40,921.41
AE		X		X	2	\$139,553.23	\$40,000.00	\$179,553.23
X		X	X		2	\$69,092.86	\$22,506.03	\$91,598.89
AE		X	X		2	\$99,559.29	\$14,658.00	\$114,217.29
AE		X	X		2	\$121,571.43	\$0	\$121,571.43
AE		X	X		2	\$116,206.15	\$14,554.61	\$130,760.76
AE		X		X	2	\$110,244.76	\$15,350.63	\$125,595.39
X		X	X		2	\$157,307.11	\$23,929.92	\$181,237.03
-	-	-	-	-	41	\$2,078,410.06	\$380,178.48	\$2,458,588.54

Source: NFIP Repetitive Loss Data, 09/02/2024

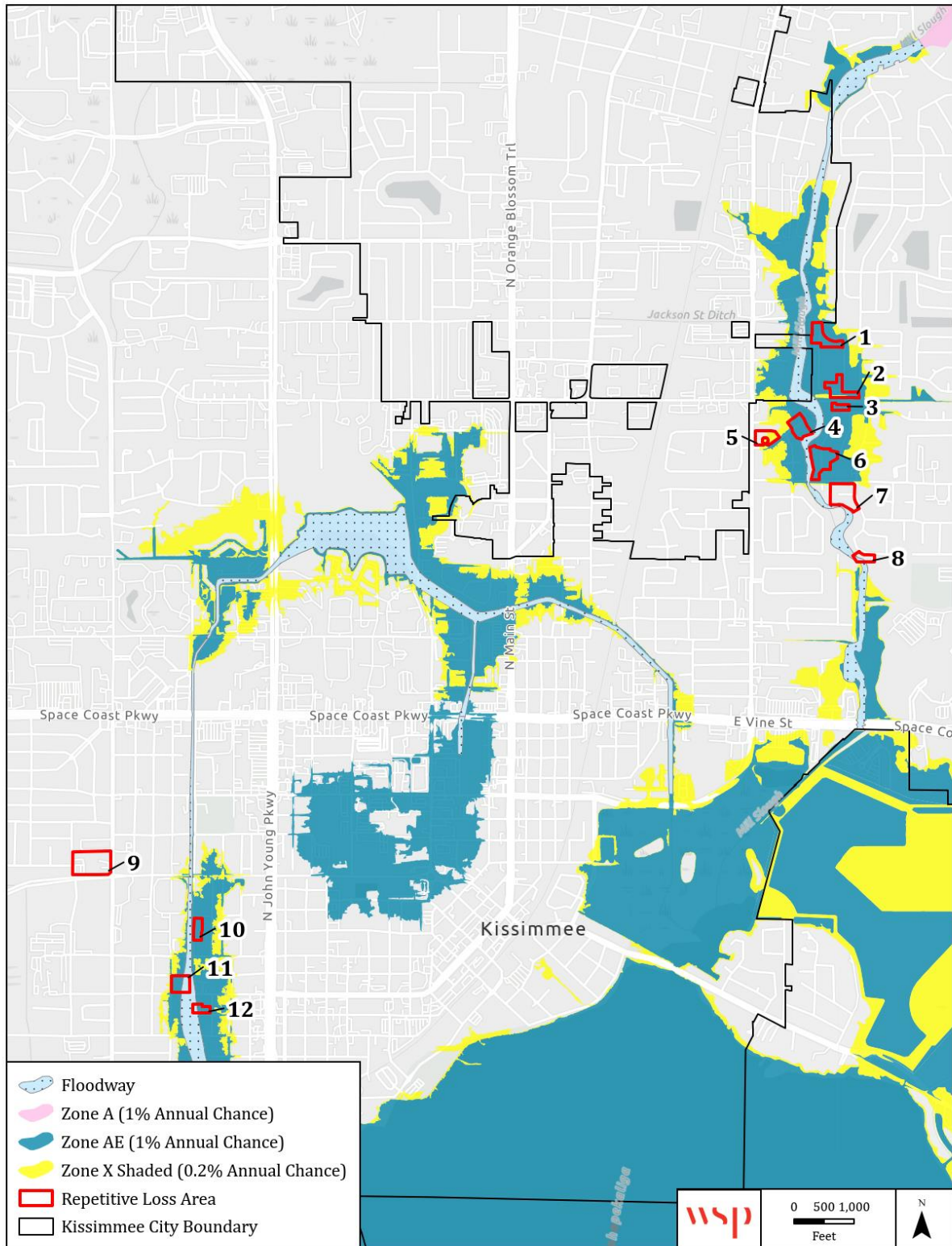
¹Flood Zone reflects the current Effective FIRM zone for each property according to the 2013 FIRM.

1.4 MAPPING REPETITIVE LOSS AREAS

Using the 2024 repetitive loss data from FEMA and the principles outlined in the August 15, 2008 CRS guidance document titled *Mapping Repetitive Loss Areas*, 12 Repetitive Loss Areas were identified within the City of Kissimmee. These areas include all 20 unmitigated repetitive loss properties as well as historic claims properties (those with one paid claim against the NFIP) and additional surrounding properties that have similar flood conditions but have not had any paid claims against the NFIP. To identify additional properties with similar flood conditions, the 2013 Effective FIRM, topographic data, and aerial imagery of drainage features were reviewed. Using this methodology, a total of 103 properties were included in Repetitive Loss Areas and evaluated as part of this RLAA.

Figure 1-3 shows the Repetitive Loss Areas in relation to the 2013 Effective FIRM. A detailed map of each Repetitive Loss Area is provided in Section 2.3.

Figure 1-3 Repetitive Loss Areas and FEMA Flood Zones Overview



2 THE RLAA PROCESS

This RLAA was developed according to requirements and recommendations from the following guidance documents:

- 1 CRS publication *CRS Coordinator's Manual, 2017, Activity 510 Repetitive Loss Area Analysis*
- 2 FEMA publication *Reducing Damage from Localized Flooding: A Guide for Communities, Part III Chapter 7*
- 3 CRS publication *Mapping Repetitive Loss Areas* dated August 15, 2008
- 4 Center for Hazards Assessment Response and Technology, University of New Orleans draft publication *The Guidebook to Conducting Repetitive Loss Area Analyses*

The planning process established under Activity 510 in the 2017 CRS Coordinator's Manual is as follows:

- **Step 1:** Advise all the properties in the repetitive loss areas that the analysis will be conducted and request their input on the hazard and recommended actions.
- **Step 2:** Contact agencies or organizations that may have plans or studies that could affect the cause or impacts of the flooding. The agencies and organizations must be identified in the analysis report.
- **Step 3:** Visit each building in the repetitive loss area and collect basic data.
- **Step 4:** Review alternative approaches and determine whether any property protection measures or drainage improvements are feasible.
- **Step 5:** Document the findings. A separate analysis report must be prepared for each area.

Beyond these five planning steps, additional credit criteria for Activity 510 were also met. The repetitive loss areas were delineated in accordance with the criteria in Section 503 of the CRS Coordinator's Manual and areas were mapped as described in Section 503.a. The RLAA report was submitted to the City of Kissimmee City Commission and made available to the media and the public. The RLAA will be formally adopted by the City Commission. Moving forward, the City will update the RLAA in time for each CRS cycle verification visit.

2.1 STEP 1: ADVISE ALL PROPERTY OWNERS

Before field work began on the RLAA, individual letters were mailed to all property owners within the five identified Repetitive Loss Areas, including the repetitive loss properties, historical claims properties, and additional properties with similar flood conditions. In total, 103 notification letters were mailed to property owners. Letters were sent out on June 30, 2025. Figure 2-1 on the following page shows an example of the property owner notification letter. Copies of all mailed letters are maintained on file with the City of Kissimmee Public Works & Engineering Department. In accordance with the Privacy Act of 1974, the letters will not be shared with the general public.

2.1.1 MAILED QUESTIONNAIRE

A property owner questionnaire was included with each letter mailed to building owners. The questionnaire asks about the type of foundation and if the building has a basement, if the building has experienced any flooding and the type of flooding, cause of flooding, flood protection measures and whether the owner has flood insurance. The Flood Protection Questionnaire is shown in Figure 2-2 and Figure 2-3 on the following pages.

Figure 2-1 RLAA Property Notification Letter

[DATE]

[NAME]

[ADDRESS]

[CITY], FL [ZIP CODE]

Repetitive Loss Area Property Address: XXXXXXXX

Parcel Number: XXXXXXXX

To the Owner or Resident of this Property:

You are receiving this letter because your property is in an area that has been flooded several times. As part of the City of Kissimmee's participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), the Public Works & Engineering Department is conducting a Repetitive Loss Area Analysis to evaluate properties that have experienced repetitive flood damage.

The Repetitive Loss Area Analysis will involve the collection of community and property data, including:

- Tax ID and lot and parcel number
- Structure and site elevation information
- Building information, such as construction type, building age, and building value
- Land information, such as topography, watershed, and drainage features
- Historical flood event information (when events occurred, amount of damage to property, etc.)
- Building codes/floodplain development regulations exceeding minimum standards

In addition, the City of Kissimmee's contractor, WSP, will collect data on each property in identified repetitive loss areas to survey the flood risk and to take photographs. You do not need to take any action, but we encourage you to provide any relevant flooding information. The survey crew will be looking at the type and condition of your foundation, drainage patterns on the lot, and whether outside mechanical equipment is elevated. All on-site data collection will occur from the right-of-way or remotely via Google Earth.

You can help us perform this analysis by completing the enclosed questionnaire. Complete the questionnaire online using the QR code below or return a hard copy to the City of Kissimmee Public Works & Engineering Department, 101 Church Street, Kissimmee, FL 34741. We also encourage you to review the recommendations on the following page for ways to protect yourself and your property from flooding.

The results of the Repetitive Loss Area Analysis will include a review of alternative approaches for mitigation, including property protection measures or drainage improvements, where feasible. Once the analysis is complete, a copy of the report can be obtained from the Public Works & Engineering Department. If you have any questions, please call me at (407) 518-2163.

Sincerely,

Nagel Altrui
Floodplain Manager
City of Kissimmee

Figure 2-2 Flood Protection Questionnaire (Page 1)

	FLOOD PROTECTION QUESTIONNAIRE																																		
1. Name: _____ 2. Repetitive Loss Area Property Address: _____ 3. How many years have you occupied the building at this address? <table style="width: 100%;"><tr><td>☐ Less than 1</td><td>☐ 5-10 years</td></tr><tr><td>☐ 1-5 years</td><td>☐ 10+ years</td></tr></table> 4. Do you rent or own this building? ☐ Rent ☐ Own 5. What type of foundation does the building have? <table style="width: 100%;"><tr><td>☐ Slab</td><td>☐ Other: _____</td></tr><tr><td>☐ Crawl Space</td><td></td></tr><tr><td>☐ Basement</td><td></td></tr></table> 6. Has this building or property ever been flooded or had a water problem? ☐ Yes ☐ No (If "no", please skip to question 11) 7. In what year(s) did it flood? _____ 8. Where did flooding occur and how deep did it get? <table style="width: 100%;"><tr><td>☐ In basement: _____ deep</td><td>☐ Over 1st floor: _____ deep</td></tr><tr><td>☐ In crawl space: _____ deep</td><td>☐ In yard only: _____ deep</td></tr><tr><td colspan="2">☐ Water was kept out of house by sandbagging, sewer valve, or other protective measure</td></tr></table> 9. What was the longest time that water stayed in the building? _____ 10. What do you feel was the cause of your flooding? Check all that affect your building. <table style="width: 100%;"><tr><td>☐ Storm sewer backup</td><td>☐ Saturated ground / leaks in basement walls</td></tr><tr><td>☐ Sanitary sewer backup</td><td>☐ Other: _____</td></tr><tr><td>☐ Standing water next to house/building</td><td></td></tr><tr><td>☐ Drainage from nearby properties</td><td></td></tr></table> 11. What flood protection measures have you installed on the property? <table style="width: 100%;"><tr><td>☐ Sump pump</td><td>☐ Sandbagged</td></tr><tr><td>☐ Waterproofed the outside walls</td><td>☐ None</td></tr><tr><td>☐ Re-graded yard to keep water away</td><td>☐ Other: _____</td></tr><tr><td>☐ Moved things out of basement</td><td></td></tr><tr><td>☐ Backup power system / generator</td><td></td></tr></table>		☐ Less than 1	☐ 5-10 years	☐ 1-5 years	☐ 10+ years	☐ Slab	☐ Other: _____	☐ Crawl Space		☐ Basement		☐ In basement: _____ deep	☐ Over 1 st floor: _____ deep	☐ In crawl space: _____ deep	☐ In yard only: _____ deep	☐ Water was kept out of house by sandbagging, sewer valve, or other protective measure		☐ Storm sewer backup	☐ Saturated ground / leaks in basement walls	☐ Sanitary sewer backup	☐ Other: _____	☐ Standing water next to house/building		☐ Drainage from nearby properties		☐ Sump pump	☐ Sandbagged	☐ Waterproofed the outside walls	☐ None	☐ Re-graded yard to keep water away	☐ Other: _____	☐ Moved things out of basement		☐ Backup power system / generator	
☐ Less than 1	☐ 5-10 years																																		
☐ 1-5 years	☐ 10+ years																																		
☐ Slab	☐ Other: _____																																		
☐ Crawl Space																																			
☐ Basement																																			
☐ In basement: _____ deep	☐ Over 1 st floor: _____ deep																																		
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☐ Water was kept out of house by sandbagging, sewer valve, or other protective measure																																			
☐ Storm sewer backup	☐ Saturated ground / leaks in basement walls																																		
☐ Sanitary sewer backup	☐ Other: _____																																		
☐ Standing water next to house/building																																			
☐ Drainage from nearby properties																																			
☐ Sump pump	☐ Sandbagged																																		
☐ Waterproofed the outside walls	☐ None																																		
☐ Re-graded yard to keep water away	☐ Other: _____																																		
☐ Moved things out of basement																																			
☐ Backup power system / generator																																			
Page 1 of 2																																			

Figure 2-3 Flood Protection Questionnaire (Page 2)

 FLOODPLAIN PROTECTION QUESTIONNAIRE, <i>CONTINUED</i>			
12. Did any of the measures checked in item 11 work? If so, which ones? If not, do you know why they did not work?			
13. Is your building located in a Federal Emergency Management Agency (FEMA) mapped floodplain? ☐ Yes ☐ No ☐ I don't know			
14. Do you have flood insurance? ☐ Yes ☐ No ☐ I don't know			
15. Please include any additional information and comments you may have about flooding on this property or the surrounding area:			
Use one of the following options to complete and return this questionnaire by July 25, 2025. <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 33%; padding: 10px; vertical-align: top;"> Option 1 - Respond Online https://forms.office.com/e/4Nnj1X4J6A </td><td style="width: 33%; padding: 10px; vertical-align: top;"> Option 2 - Email Scan and email this completed survey to abigail.moore@wsp.com or nagel.altrui@kissimmee.gov </td><td style="width: 33%; padding: 10px; vertical-align: top;"> Option 3 - Mail Return this completed survey to Nagel Altrui, 101 Church Street, Kissimmee, FL 34741 </td></tr></table>	Option 1 - Respond Online https://forms.office.com/e/4Nnj1X4J6A 	Option 2 - Email Scan and email this completed survey to abigail.moore@wsp.com or nagel.altrui@kissimmee.gov	Option 3 - Mail Return this completed survey to Nagel Altrui, 101 Church Street, Kissimmee, FL 34741
Option 1 - Respond Online https://forms.office.com/e/4Nnj1X4J6A 	Option 2 - Email Scan and email this completed survey to abigail.moore@wsp.com or nagel.altrui@kissimmee.gov	Option 3 - Mail Return this completed survey to Nagel Altrui, 101 Church Street, Kissimmee, FL 34741	
Page 2 of 2			

2.1.1.1 QUESTIONNAIRE RESULTS

Of the 103 mailed notification letters and questionnaires, the City of Kissimmee received 9 responses which corresponds to a response rate of approximately 9 percent. All questionnaire responses are summarized below. Note: Respondents may have skipped questions and/or provided more than one response to a question.

Q1. How many years have you lived in the home/building at this address?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Less than 1 year	22%	2
1-5 years	33%	3
5-10 years	22%	2
10+ years	22%	2
Total	--	9

Q2. Do you rent or own this home/building?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Rent	11%	1
Own	89%	8
Total	--	9

Q3. What type of foundation does the home/building have?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Slab	78%	7
Crawl Space	0%	0
Basement	0%	0
Other	22%	2 (unknown)
Total	--	9

Q4. Has the home/building or property ever been flooded or had a water problem?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Yes	78%	7
No	22%	2
Total	--	9

Q5. In what year(s) did it flood?

- 2017
- 2021
- 2022

Q6. Where did you get water and how deep did it get?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
In basement	0%	0
In crawl space	11%	1
Over 1 st floor	44%	4
In yard only	22%	2
Water was kept out of the house through sandbagging or other protective measure	11%	1
Total	--	8

- Whole house flooded

Q7. How deep did flooding get at the location(s) checked in Question 6?

- 6 inches
- 4 inches only in garage and same level family room
- 1 foot
- 4 feet
- 34 inches
- 24 inches

Q8. What was the longest time that water stayed in the house/building?

- One day
- 4 hours
- 3-4 hours
- 20 minutes

Q9. What do you feel was the cause of your flooding? Check all that apply.

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Storm sewer backup	44%	4
Sanitary sewer backup	33%	3
Standing water next to house/building	0%	0
Drainage from nearby properties	56%	5
Saturated ground / leaks in foundation	0%	0
Flooding from canal/ditch	67%	6
Other	56%	5
Total	--	--

*Respondents could select more than one answer

Q10. Have you taken any of these flood protection actions on the property? Check all that apply.

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Sump pump	11%	1
Waterproofed the outside walls	0%	0
Re-graded yard to keep water away	11%	1
Moved things out of basement / crawl space	0%	0
Backup power system / generator	11%	1
Sandbagged	67%	6
Other	11%	1
None	33%	3
Total	--	--

Q11. Did any of the measures checked in Question 10 work? If so, which ones? If not, do you know why they did not work?

- Sandbags helped a lot
- Water was too high, and the sandbags did not cover the wall
- Don't know yet
- Nothing has worked

Q12. Is your home located in a FEMA mapped floodplain?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Yes	67%	6
No	0%	0
I don't know	33%	3
Total	--	9

Q13. Do you have flood insurance?

ANSWER CHOICES	PERCENTAGE	NUMBER RESPONDING
Yes	78%	7
No	11%	1
I don't know	11%	1
Total	--	9

Q14. Please include any additional information and comments you may have about flooding on your property or the surrounding area:

- Mill run canal should be widened for more water flow

- I've living here for a month. I don't have any information about flooding. Please contact First Key Homes for further information.
- In past only street got flood for a few hours during a big storm (lived here 40+ years first owner), this time with Hurricane Ian it came into lower level of home for a few hours then drained out. Heard Orange County dumped their water into Mill Slough water way.
- Please keep the canal and River clean and free of leaf and trash...water flow down fast...we don't want happen again.
- Nosotros tenemos un canal en la parte de atrás de la propiedad el cual necesita limpieza cuando yo me mude aquí estaba limpio hoy día esta tapado con vegetación y casi serado yo pienso que es el problema cuando comienza a llover no hay problema hasta que el canal se llena y comiera a llenar los patios y la calle y por último las propiedades y es un problema horrible necesitamos limpiar o canalizar dicho canal o hacer algo porfavor es desesperante año tras año la incertidumbre de lo que pueda suceder con lo poco que a llovido ya esta casi lleno el agua no fluye
- My concern is the canal/ditch in front of my house. When it rains hard quickly water overflows.
- The city has to do something. People can't afford to lose everything due to negligence.
- There is a canal that goes through the back of the property shingle Creek. I believe it needs to get dredged so it can handle more water.
- We intend to get sound bags when they become available. I'm a 100% disabled veteran and use a power chair and am mostly bedridden. I'll probably have no where to go and will depend on my wife for getting prepared. If there is any help the city of Kissimmee or Osceola County can provide, please do. Also, the sidewalks along the main road are very difficult for me to use - damaged bad.

2.1.2 WEBSITE ANNOUNCEMENT

The completed RLAA report will be made available for review on the City's website. This gives property owners an opportunity to review the general findings of the analysis and provide feedback to the City to further improve the City's and property owners' knowledge of flood issues. Any feedback received will be incorporated into future updates of the RLAA.

2.2 STEP 2: CONTACT AGENCIES AND ORGANIZATIONS

The City of Kissimmee contacted external agencies and internal departments that have plans or studies that could affect the cause or impacts of flooding within the identified repetitive loss areas. Information collected through this coordination effort was used to better understand flood problems and identify potential mitigation alternatives. Data and documents reviewed through this process are listed below and summarized in Section 2.2.1.

- FEMA, Flood Insurance Study, City of Kissimmee, Effective June 18, 2013
 - FEMA/ISO, NFIP Claims Data, September 2024
 - Kissimmee Comprehensive Plan, November 2018
 - City of Kissimmee Land Development Code
 - Ocala County Local Mitigation Strategy, 2020
-

2.2.1 SUMMARY OF STUDIES AND REPORTS

FEMA, FLOOD INSURANCE STUDY, CITY OF KISSIMMEE, EFFECTIVE JUNE 18, 2013

The FIS and associated FIRMs identify areas within Kissimmee that are subject to flooding from the 1%-annual-chance flood event. This information is used by Kissimmee to implement floodplain regulations as part

of participation in the NFIP and to promote sound land use and floodplain development within the community. Under the Effective FIRM, approximately 24 percent of Kissimmee falls within the SFHA, while 71 percent of the City is within the Shaded X Zone.

FEMA/ISO, NFIP CLAIMS DATA, SEPTEMBER 2024

The City received NFIP claims data from FEMA for the purpose of this analysis. The dataset includes information on repetitive losses and other historical claims that are either single claims or do not meet the definition of repetitive loss. This data allowed the City to spatially define the repetitive loss areas for this analysis.

KISSIMMEE 2040 COMPREHENSIVE PLAN, NOVEMBER 2018

The City of Kissimmee's Comprehensive Plan provides a roadmap for its future development, with a focus on future land use, transportation, housing, conservation, recreation and open space, intergovernmental coordination, capital improvements, and economic development. The conservation element of its comprehensive plan includes policies that enhance floodplain protection such as encouraging acquisition of property near Shingle Creek and limiting development in wetlands and floodplains. The plan's public facilities element includes a focus on stormwater and encourages creating central stormwater facility master plans, promoting LID techniques, and managing land use in the floodplain.

CITY OF KISSIMMEE LAND DEVELOPMENT CODE

The Land Development Code is part of the City's Code of Ordinances found in Part III of the Code of Ordinances. The Land Development Code defines zoning districts and establishes development procedures and development standards, including architectural standards, landscaping standards, green building requirements, parking standards, platting and subdivision requirements, and environmental regulations. The Land Development Code also includes a conservation impact report requirement for any development application within the Conservation Overlay (CO) District, which covers the 100-year floodplain and any wetlands.

OCEOLA COUNTY LOCAL MITIGATION STRATEGY, 2020

The City of Kissimmee has adopted the 2020 Ocala County Local Mitigation Strategy (LMS). The LMS includes actions to mitigation flooding and improve stormwater management planning. The LMS serves as the County's floodplain management plan. Ocala County is currently updating its LMS and a new version will be released later in 2025.

2.3 STEP 3: BUILDING DATA COLLECTION

The field survey for this analysis was conducted on July 24th and 25th. The National Tool Limited View was not utilized in this effort, but most of the information required by the National Tool was incorporated into a mobile application survey. The data collection forms generated by the mobile application are included in Appendix A. (Note: In accordance with the Privacy Act of 1974, Appendix A will not be shared with the general public).

In addition, site photos were taken of the structure(s) on each property. Where possible, survey teams also noted and photographed current drainage features as well as mitigation and floodproofing measures if evident from street or parking lot views. The following information was recorded for each property:

- Type and condition of structure and foundation
- Number of stories
- Height above street grade and height above site grade
- Presence and type of appurtenant structures
- Presence of HVAC units
- Existing mitigation observed

— Likely areas and severity of damage on property

Data was also gathered, when possible, through conversations with property owners and/or residents. These conversations provided detail on the extent of flooding, potential causes of flooding, and recollections from past flood events, which help to better understand flooding issues for these areas.

Data was also incorporated from off-site research, including a review of the location of the Repetitive Loss Areas in relation to FEMA flood zones, topography, and drainage features.

Table 2-1 details the percentage of each repetitive loss area that falls within the SFHA in Zone AE, the 0.2%-annual-chance floodplain in the Shaded Zone X, or the low-risk Unshaded Zone X flood zone according to the Effective FIRM.

Table 2-1 Repetitive Loss Area Percentage by Flood Zone

REPETITIVE LOSS AREA	PERCENTAGE OF TOTAL AREA BY FLOOD ZONE		
	AE	X SHADED	X UNSHADED
1	100%	0%	0%
2	88.6%	11.4%	0%
3	100%	0%	0%
4	97%	3%	0%
5	0.7%	49.7%	49.6%
6	100%	0%	0%
7	2.7%	4.3%	93%
8	26.1%	0%	73.9%
9	0%	0%	100%
10	100%	0%	0%
11	100%	0%	0%
12	100%	0%	0%

2.3.1 PROBLEM STATEMENT

The City of Kissimmee is subject to riverine flooding from heavy rains associated with tropical storms and thunderstorm events. Heavy rainfall events can cause rivers and streams to overflow their banks. Some areas exposed to flooding from these conditions are identified by the Special Flood Hazard Area (SFHA) on Flood Insurance Rate Maps (FIRMs). All but one of the identified repetitive loss areas contain SFHA or floodway according to the current Effective FIRM.

Past flood insurance claims in the repetitive loss areas have been tied to the following events, which are summarized in event reports in the National Oceanic and Atmospheric Administration's (NOAA) Storm Events Database:

Heavy rain event (May 2002) – As heavy rain continued over Osceola County, many roads became unpassable, and a few homes were flooded in Kissimmee.

Heavy rain event (July 2009) - A collision of the east coast and west coast sea breeze boundaries resulted in slow moving thunderstorms over Osceola County. The storms dumped excessive rainfall in a short period of time, resulting in flooding of many homes. Some non-meteorological issues likely contributed to the property damage. A small area of very heavy rain produced 4-5 inches in less than 2 hours which resulted in a rapid accumulation of deep water. One hundred and nine homes were flooded, with 16 receiving major damage. The most significant flooding affected about a 20 square block area. The flooding of the homes was likely due in part to the lack of a modern storm water management system and some storm drain blockages.

Heavy rain event (September 2017) - During the closest point of approach to east-central Florida during the early morning hours of September 11, rain bands associated with the inner core elongated west-to-east and lifted through northwest Osceola County, Lake County and western Orange County. Rainfall totals of 10-15 inches were widespread across east-central Florida.

Hurricane Ian (September 2022) – After making landfall as a major hurricane in southwest Florida near Cayo Costa, Ian crossed the peninsula and into east central Florida as a Category 1 Hurricane. The system was downgraded to a tropical storm shortly thereafter and emerged into the Atlantic Ocean near Cape Canaveral. Ian's slow movement and large wind field led to a long period of tropical storm force winds across all of east central Florida, as well as hurricane force gusts in squalls and historic rainfall and flooding across parts of the area. Widespread rainfall totals of 4 to 8 inches were reported throughout the area, with a corridor of 10 to 20 inches across Osceola, Orange, Seminole, Volusia, and northern Brevard counties.

The most flood insurance claims for repetitive loss properties within the inland flooding zone occurred during Hurricane Ian (19) and a heavy rain event in September 2017 (14).

A description and map of each of the identified repetitive loss areas follows.

2.3.1.1 AREA 1

Repetitive Loss Area 1 is located in northeastern Kissimmee and is completely within the SFHA in Zone AE. All properties in this area are single-family residential with all but one home being 1-story ranch style homes. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Only four homes contain gutters with downspouts. The five properties found on Christine Drive back up directly to the Mill Slough Creek with additional small ponds found through out this neighborhood. None of the individual properties exhibit any additional drainage features.

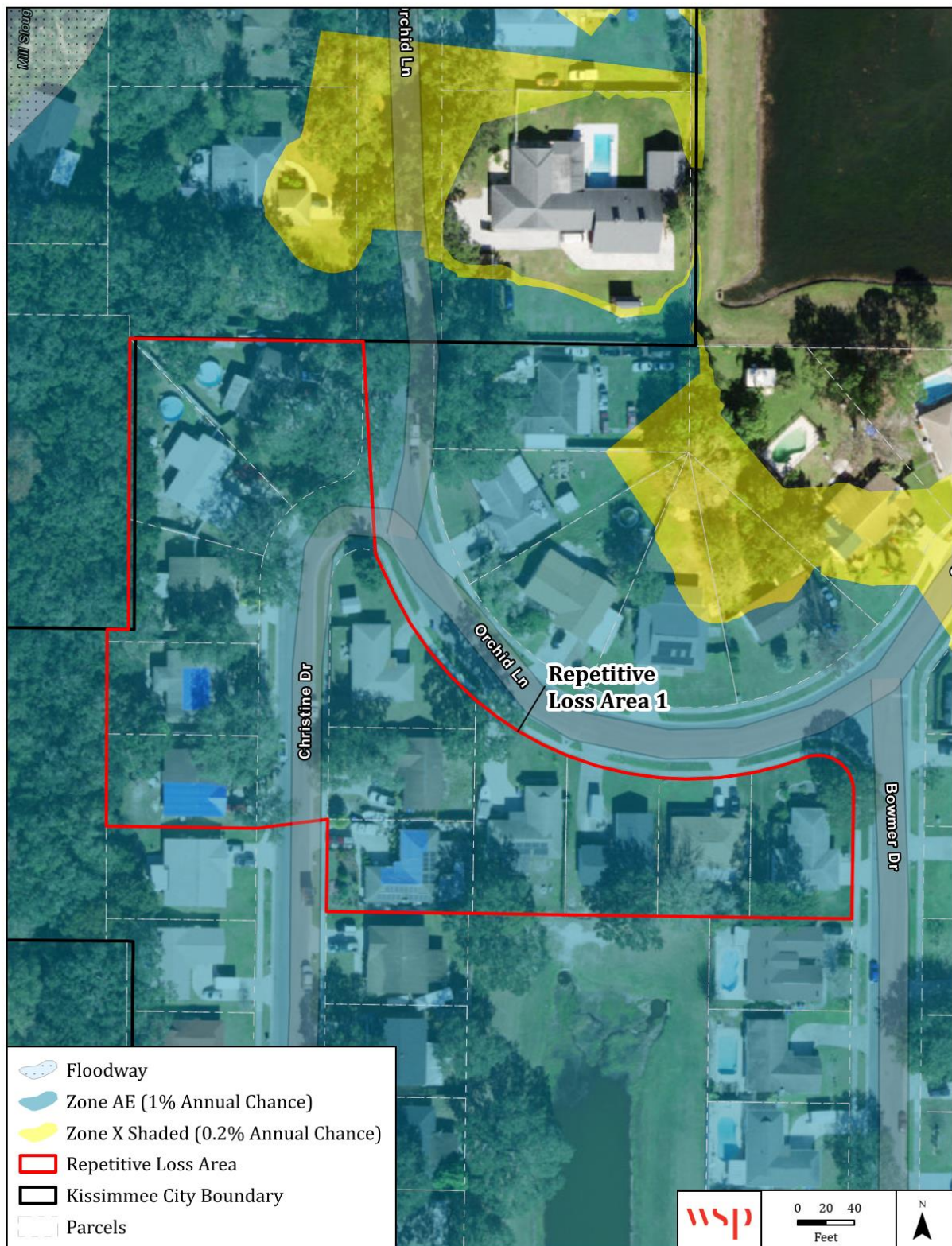
Four residents in Area 1 responded to the survey. All four residents reported experiencing flooding events due to overflow from the canal/ditch shown below in the bottom right image. Additionally, some residents reported flooding due to drainage from nearby properties and storm sewer backups. One resident reported successfully keeping water out of the house with sandbags while others reported flooding over the 1st floor of the home that remained for multiple hours following the storm.

Table 2-2 Area 1 Overview

SUMMARY INFO	AREA 1
# of Repetitive Loss Properties	2
# of Historic Claim Properties	1
# of Additional Properties	10
Primary Streets	Christine Drive and Orchid Lane
% of Area in SFHA	100%
Other Notes:	-



Figure 2-4 Repetitive Loss Area 1



2.3.1.2 AREA 2

Repetitive Loss Area 2 is located in eastern Kissimmee. Over 88 percent of the area is located within the SFHA in Zone AE. A small portion of the area is located within Zone X (shaded) which includes the backyard portions of five different properties. All properties in this area are single-family residential, 1-story, ranch style homes. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Less than 50 percent of homes in this area contain gutters with downspouts. The seven properties found on Myrna Lane back up directly to the Mill Slough Creek while the additional six properties found on Bowmer Drive back up to a neighborhood pond. None of the individual properties exhibit any additional drainage features.

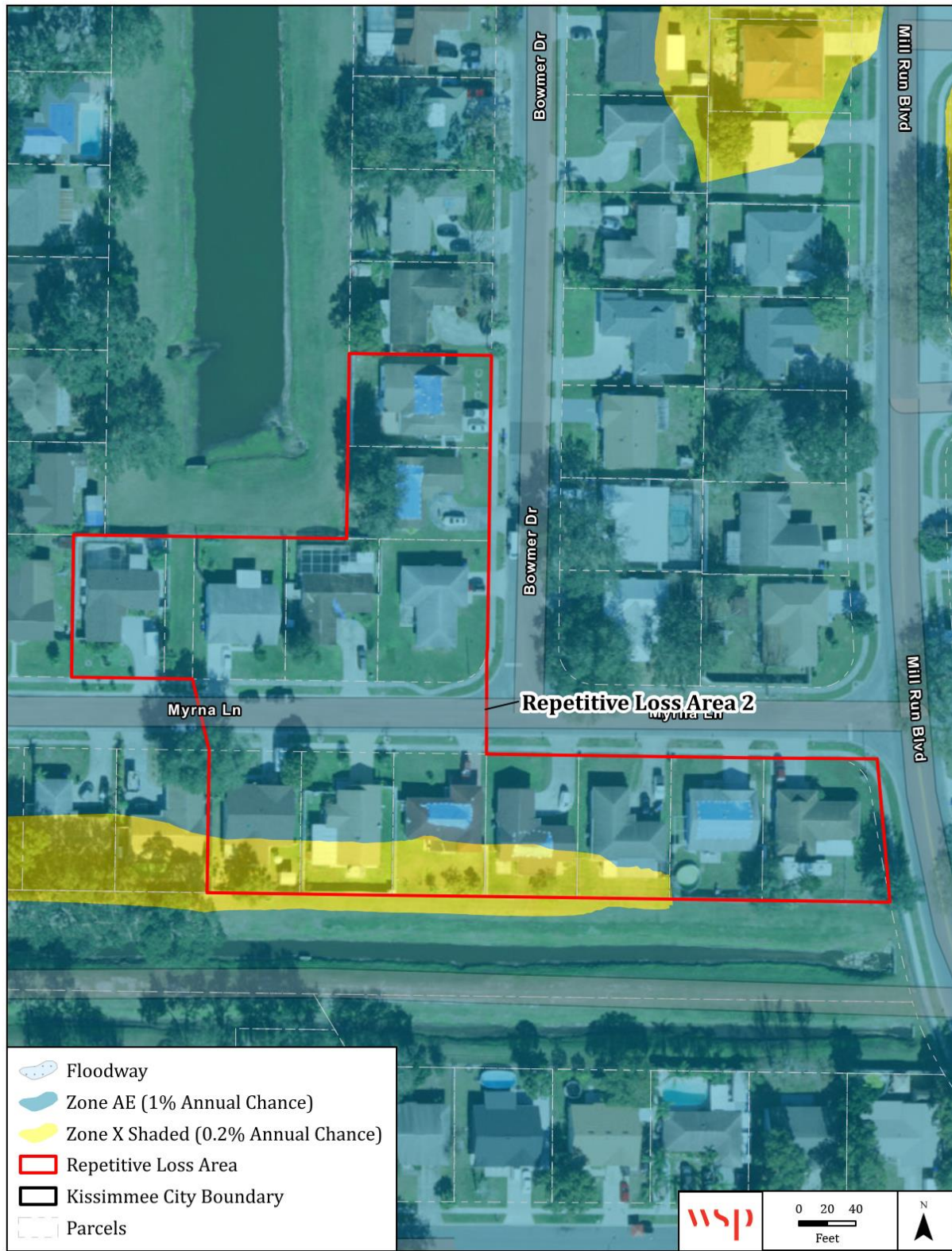
One resident in Area 2 responded to the survey and reported drainage from nearby properties and flooding from the nearby canal and ditch. This resident noted that the whole house flooded with almost three feet of water.

Table 2-3 Area 2 Overview

SUMMARY INFO	AREA 2
# of Repetitive Loss Properties	3
# of Historic Claim Properties	6
# of Additional Properties	10
Primary Streets	Myrna Lane, Bowmer Drive
% of Area in SFHA	88.6%
Other Notes:	-



Figure 2-5 Repetitive Loss Area 2



2.3.1.3 AREA 3

Repetitive Loss Area 3 is located in eastern Kissimmee and is completely within the SFHA in Zone AE. All properties in this area are single-family residential, 1-story, ranch style homes, and a stucco exterior. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Two homes in this area contain gutters with downspouts. All four properties found on Brookside Avenue back up directly to the Mill Slough Creek. None of the individual properties exhibit any additional drainage features.

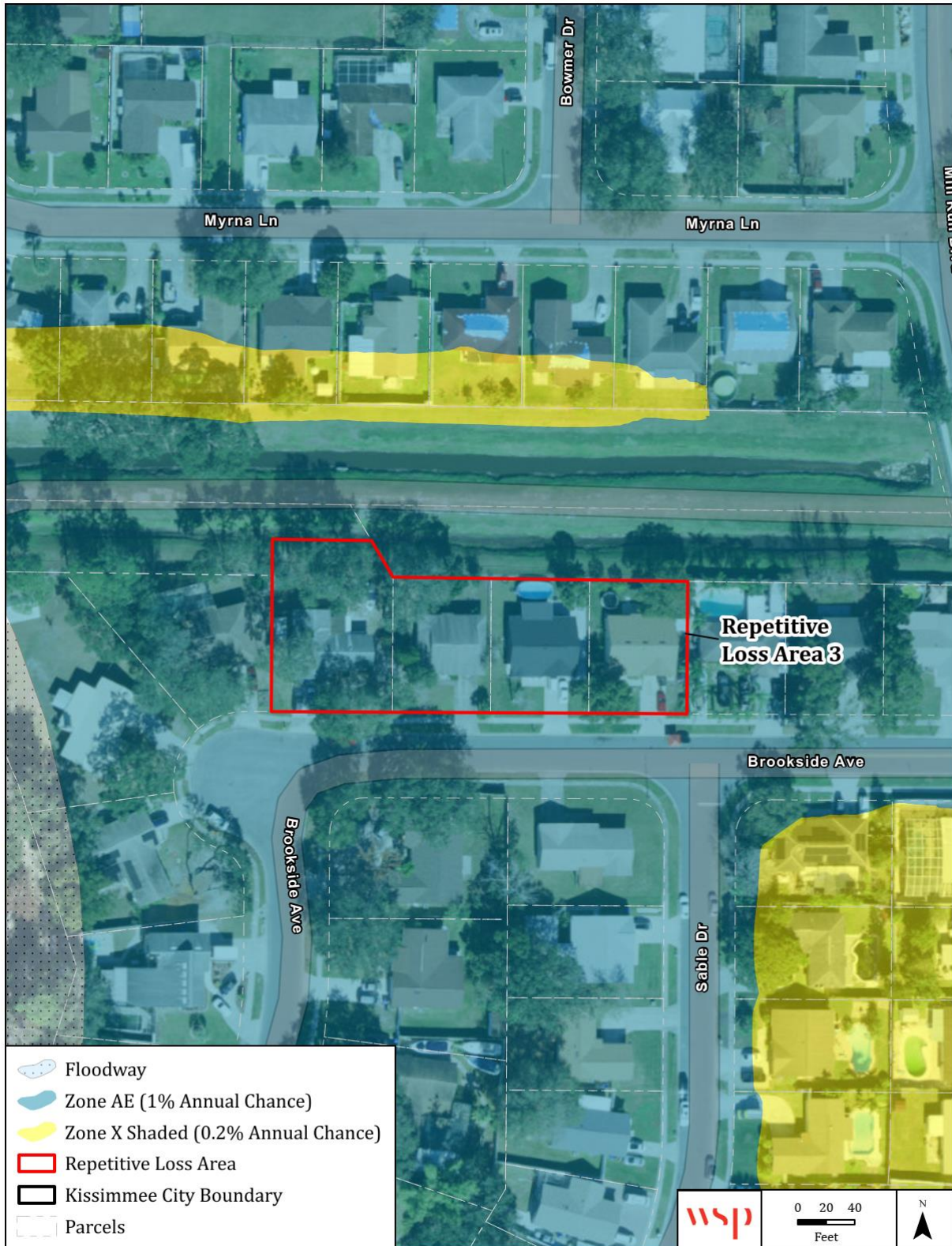
No residents in Area 3 responded to the survey. However, one survey response from a resident who lives further down Brookside Avenue reported clogged storm drains on the road and flooding events occurring over the first floor of their home that stayed in the building for approximately four hours after the storm.

Table 2-4 Area 3 Overview

SUMMARY INFO	AREA 3
# of Repetitive Loss Properties	1
# of Historic Claim Properties	2
# of Additional Properties	3
Primary Streets	Brookside Ave
% of Area in SFHA	100%
Other Notes:	-



Figure 2-6 Repetitive Loss Area 3



2.3.1.4 AREA 4

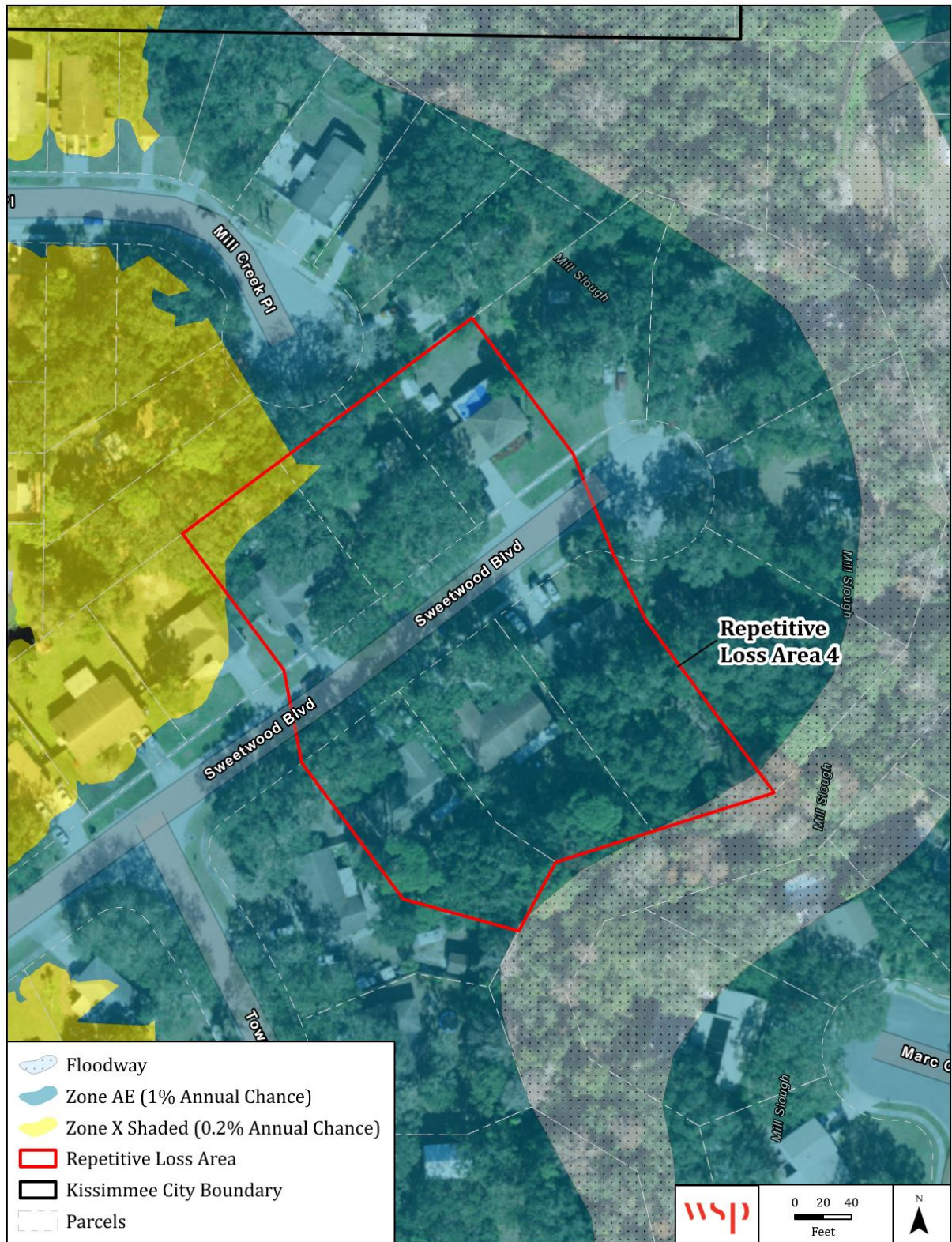
Repetitive Loss Area 4 is located in eastern Kissimmee. Approximately, 97 percent of the area is located within the SFHA in Zone AE. The floodway is within close proximity to the properties within this area as it curves around Sweetwood Boulevard cul-de-sac. All properties in this area are single-family residential homes that were built in either 1977 or 1978. One house is a split-level home while the rest are all single-story ranch style homes. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Two homes in this area contain gutters with downspouts. None of the individual properties exhibit any additional drainage features.

Table 2-5 Area 4 Overview

SUMMARY INFO	AREA 4
# of Repetitive Loss Properties	2
# of Historic Claim Properties	1
# of Additional Properties	4
Primary Streets	Sweetwood Blvd
% of Area in SFHA	97%
Other Notes:	-



Figure 2-7 Repetitive Loss Area 4



2.3.1.5 AREA 5

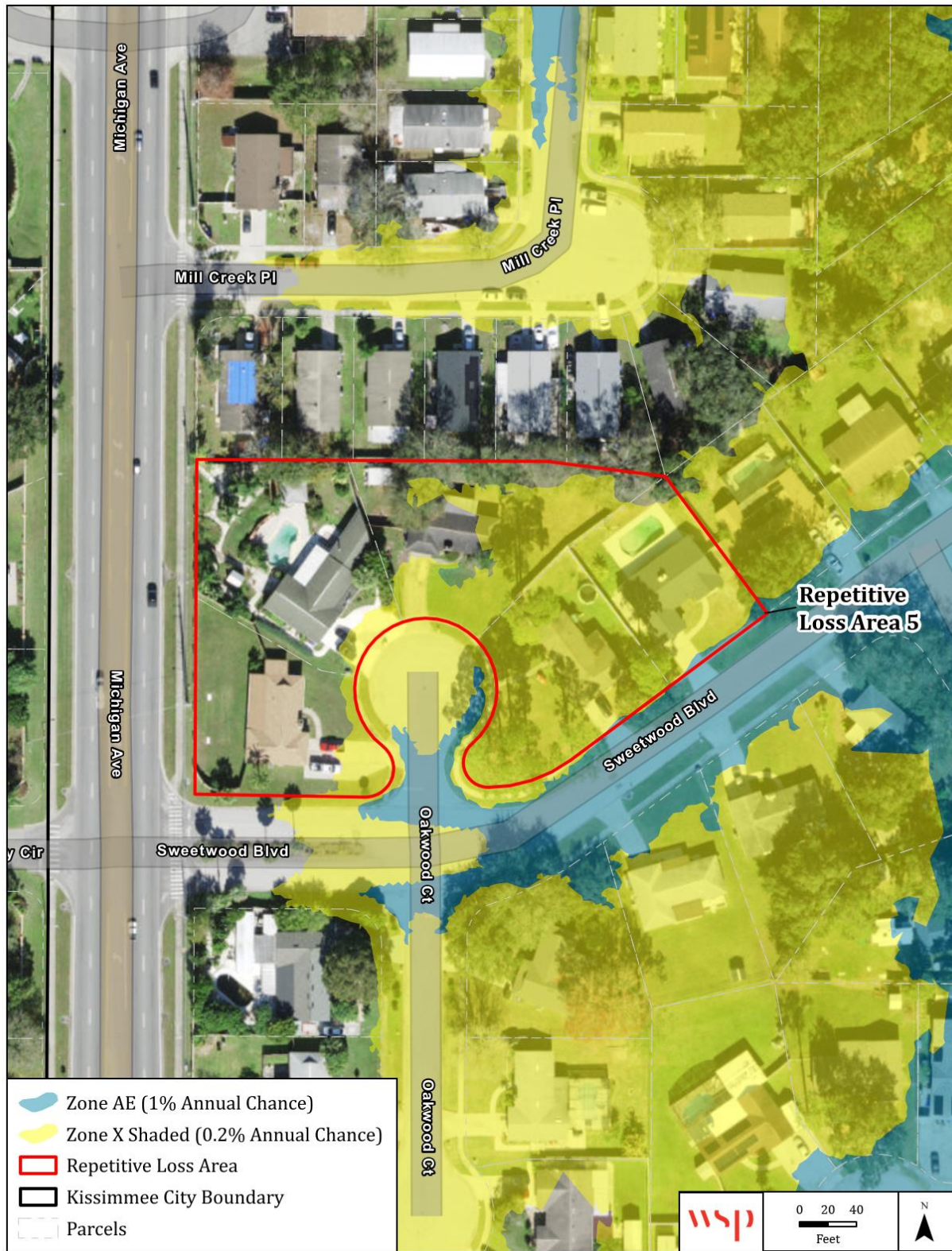
Repetitive Loss Area 5 is located in eastern Kissimmee. Less than 1 percent of the area is located within the SFHA in Zone AE while just under 50 percent of the area is in Zone X (shaded). All properties in this area are single-family residential, 1-story ranch style homes that were built in either 1977 or 1978. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. All but one house in this area contains gutters with downspouts. None of the individual properties exhibit any additional drainage features.

Table 2-6 Area 5 Overview

SUMMARY INFO	AREA 5
# of Repetitive Loss Properties	1
# of Historic Claim Properties	0
# of Additional Properties	4
Primary Streets	Sweetwood Blvd, and Oakwood Ct
% of Area in SFHA	0.7%
Other Notes:	-



Figure 2-8 Repetitive Loss Area 5



2.3.1.6 AREA 6

Repetitive Loss Area 6 is located in eastern Kissimmee. The area is entirely within the SFHA in Zone AE. It includes residential properties on Brookside Ave and Sable Dr. The area is adjacent to the Mill Slough canal, which runs north-south behind the properties on the eastern side of Brookside Ave. Within Repetitive Loss Area 6, all properties are single-family homes, and none are elevated. All 12 homes have a slab-on-grade foundation and a front driveway. Most homes are 1 story, but 2 are split-level. None of the homes exhibit obvious foundation damage. The houses are located on a street with curb and storm drains; however, none of the properties had any additional drainage features beyond downspouts. The houses in Repetitive Loss Area 6 are within a few hundred feet of pond, in addition to the Mill Slough Canal.

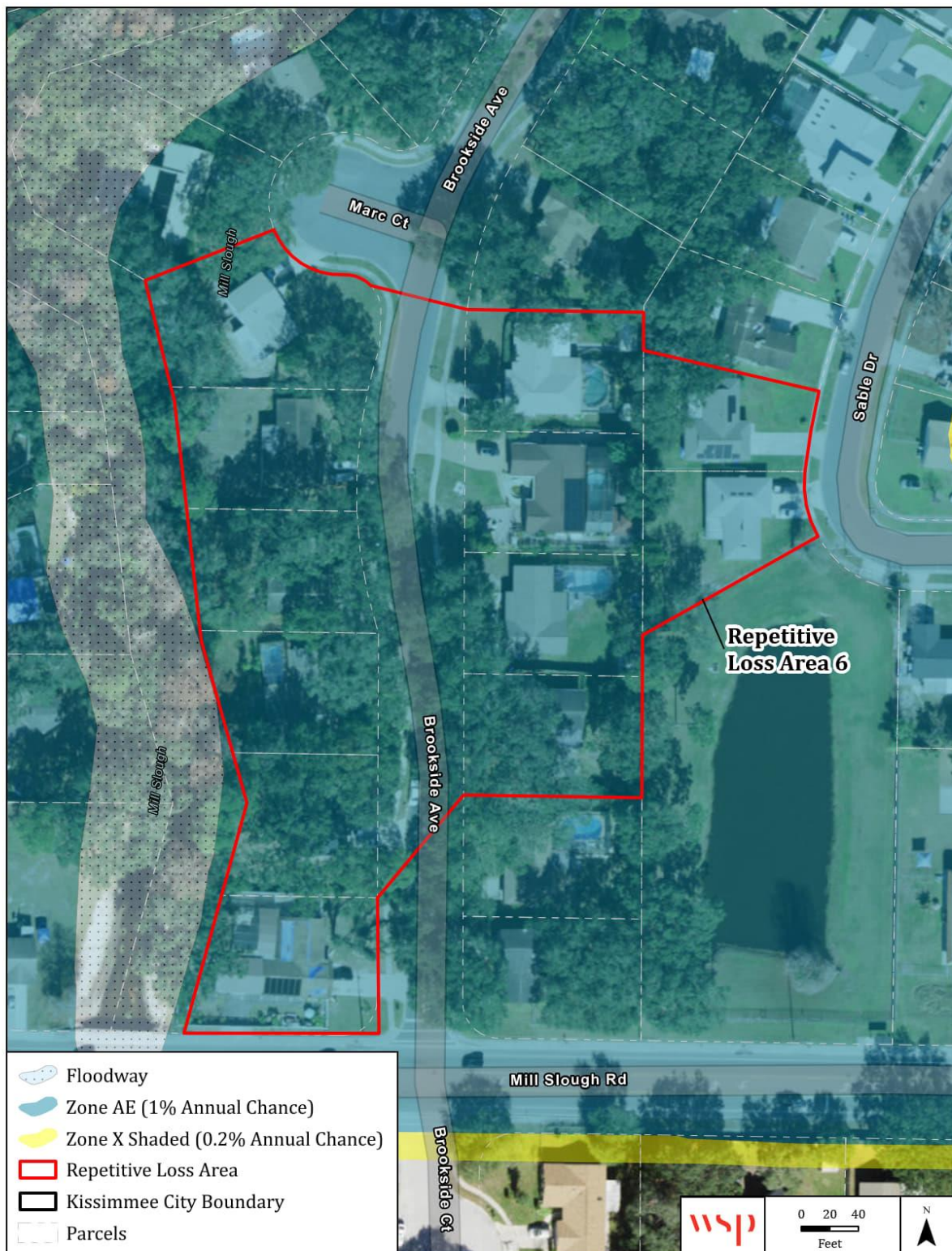
Additionally, one property owner in this area indicated that during Hurricane Ian, their garage and family room flooded, and water was about 4 inches high. The property owner attributed the flooding to the canal backing up and stated that this was the only instance of flooding reaching their home in the 40+ years they occupied the house.

Table 2-7 Area 6 Overview

SUMMARY INFO	AREA 6
# of Repetitive Loss Properties	3
# of Historic Claim Properties	3
# of Additional Properties	6
Primary Streets	Brookside Ave, Sable Dr
% of Area in SFHA	100%
Other Notes:	-



Figure 2-9 Repetitive Loss Area 6



2.3.1.7 AREA 7

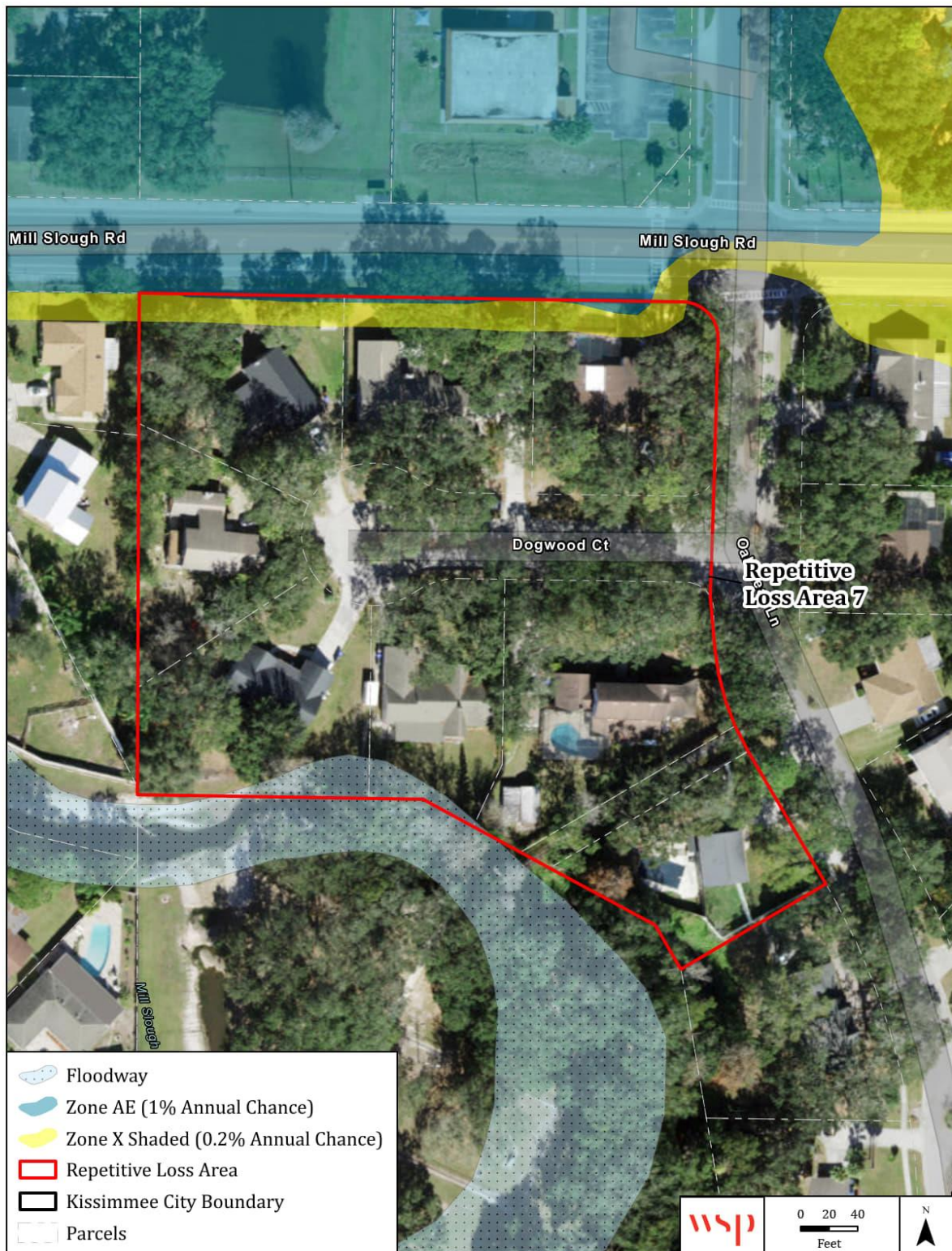
Repetitive Loss Area 7 is located in eastern Kissimmee. Three of the properties contain a small portion of the floodway. Three other properties are in Zone AE and Zone X Shaded; however, the floodplain constitutes an extremely small portion of these properties. Properties in Area 7 are in close proximity to the Mill Slough Canal. Within Repetitive Loss Area 7, all properties are single-family homes and none are elevated. All homes appear to have a slab-on-grade foundation, and each possess a front paved driveway. Most houses are 1 story. The houses are located on a street with curb and storm drains; however, none of the properties had any additional drainage features beyond downspouts.

Table 2-8 Area 7 Overview

SUMMARY INFO	AREA 7
# of Repetitive Loss Properties	3
# of Historic Claim Properties	1
# of Additional Properties	4
Primary Streets	Dogwood Ct, Oak Leaf Ln
% of Area in SFHA	2.7%
Other Notes:	-



Figure 2-10 Repetitive Loss Area 7



2.3.1.8 AREA 8

Repetitive Loss Area 8 is located in eastern Kissimmee and includes three properties. Two of the three properties contain a portion of the floodway. Properties in Area 8 are in proximity to the Mill Slough Canal. Within Repetitive Loss Area 8, all properties are single-family homes. Two of the three properties are not elevated, and one property is slightly elevated as it has a crawlspace. The houses are located on a street with curb and storm drains; however, none of the properties had any additional drainage features beyond downspouts.

Additionally, one of the residents in Area 8 responded to the survey and reported experiencing flooding that impacted their home over the 1st floor. The resident attributed the flooding to drainage from nearby properties, flooding from the canal and storm sewer backup, and they resident suggested that the canal be dredged to reduce the likelihood of flooding.

Table 2-9 Area 8 Overview

SUMMARY INFO	AREA 8
# of Repetitive Loss Properties	1
# of Historic Claim Properties	0
# of Additional Properties	2
Primary Streets	Oak Leaf Ln
% of Area in SFHA	26.1%
Other Notes:	-

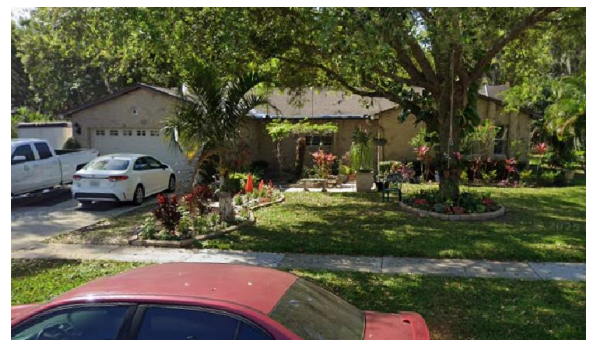


Figure 2-11 Repetitive Loss Area 8



2.3.1.9 AREA 9

Repetitive Loss Area 9 is located in southwestern Kissimmee. This area contains a large office and warehousing building that houses multiple businesses. Houses adjacent to the warehouse are included in Repetitive Loss Area 9. The warehouse is two stories, and it sits on 3.94-acre property that is almost entirely paved. Attached housing, within the repetitive loss area, is located north of the warehouse property. The attached housing is located on a street with curb and gutter and follows the same blueprint. Each attached house is two stories and at grade and has a slab-on-grade foundation. The repetitive loss area also contains a retention pond located within the attached housing development and adjacent to the warehouse property.

Table 2-10 Area 9 Overview

SUMMARY INFO	AREA 9
# of Repetitive Loss Properties	1
# of Historic Claim Properties	0
# of Additional Properties	22
Primary Streets	N Thacker Ave, Boca Palms Cir
% of Area in SFHA	0%
Other Notes:	The large amount of pavement in this RLAA likely contributes to flooding vulnerability.

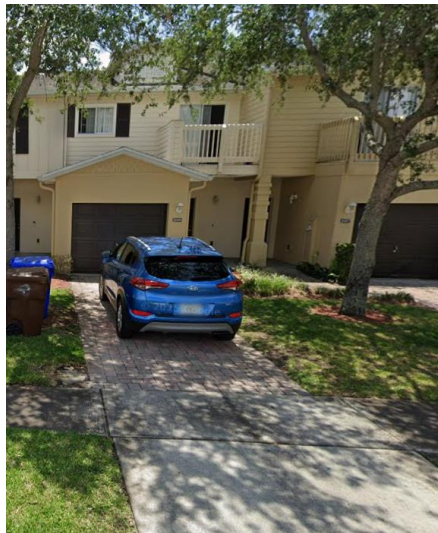
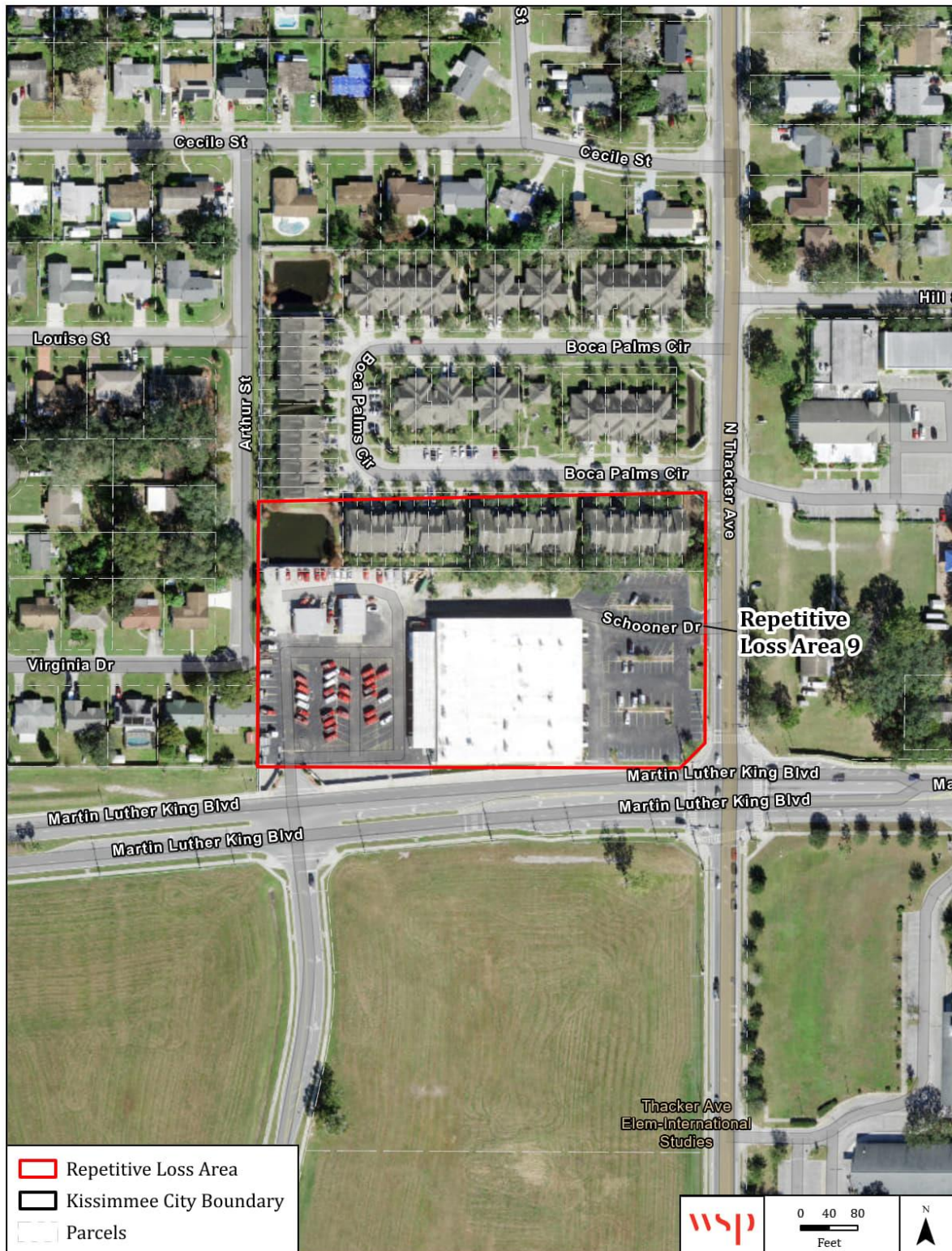


Figure 2-12 Repetitive Loss Area 9



2.3.1.10 AREA 10

Repetitive Loss Area 10 is located in southwestern Kissimmee and is entirely located within the floodplain. All properties in this area are single-family, 1-story houses located across the street from a stream and pond. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Some of the houses in this area lack downspouts. None of the properties exhibit any additional drainage features beyond downspouts.

Table 2-11 Area 10 Overview

SUMMARY INFO	AREA 10
# of Repetitive Loss Properties	1
# of Historic Claim Properties	1
# of Additional Properties	4
Primary Streets	N Emory Ave
% of Area in SFHA	100%
Other Notes:	-

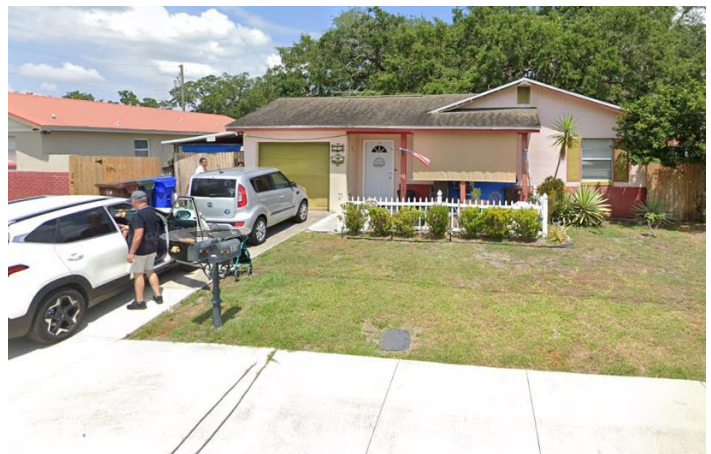
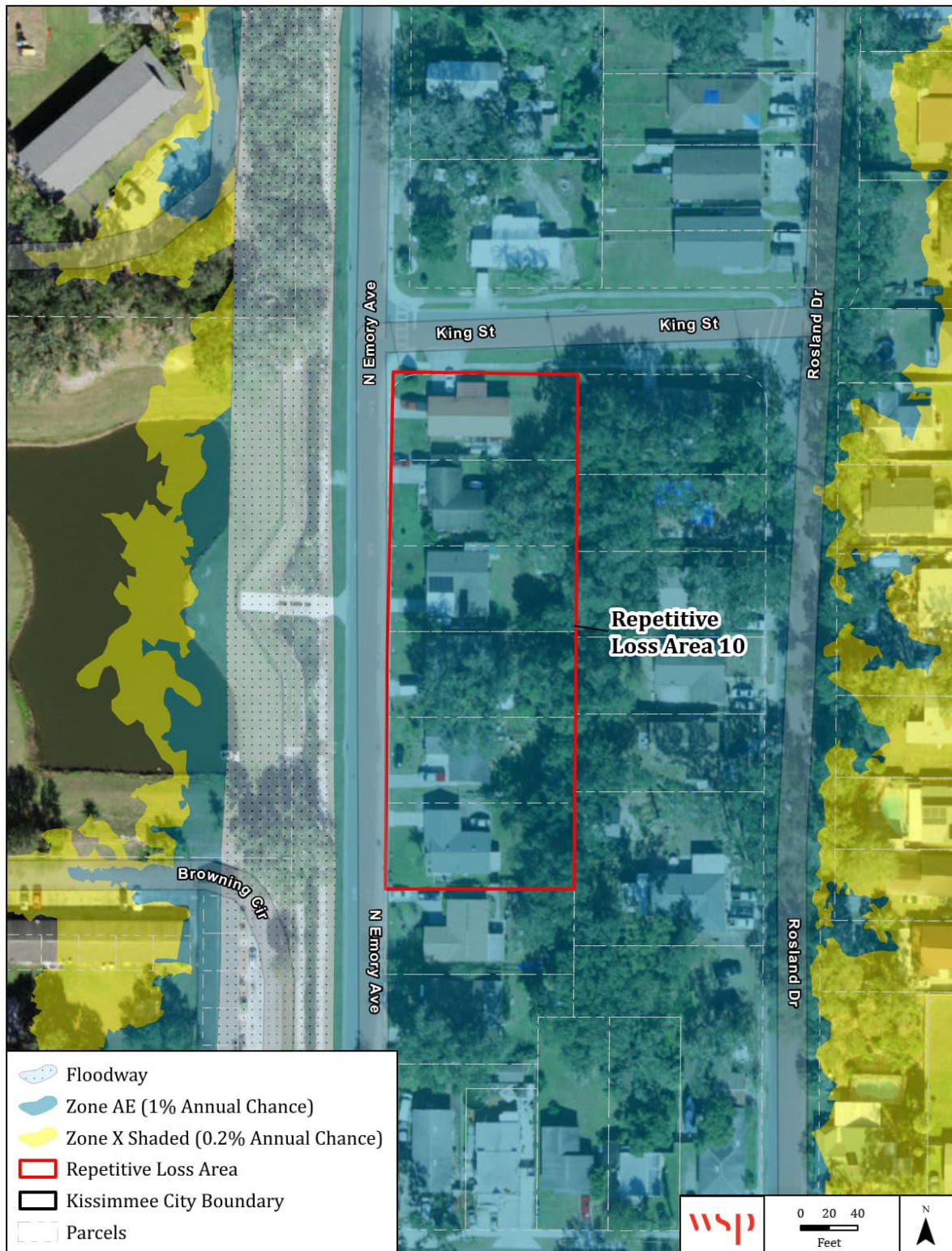


Figure 2-13 Repetitive Loss Area 10



2.3.1.11 AREA 11

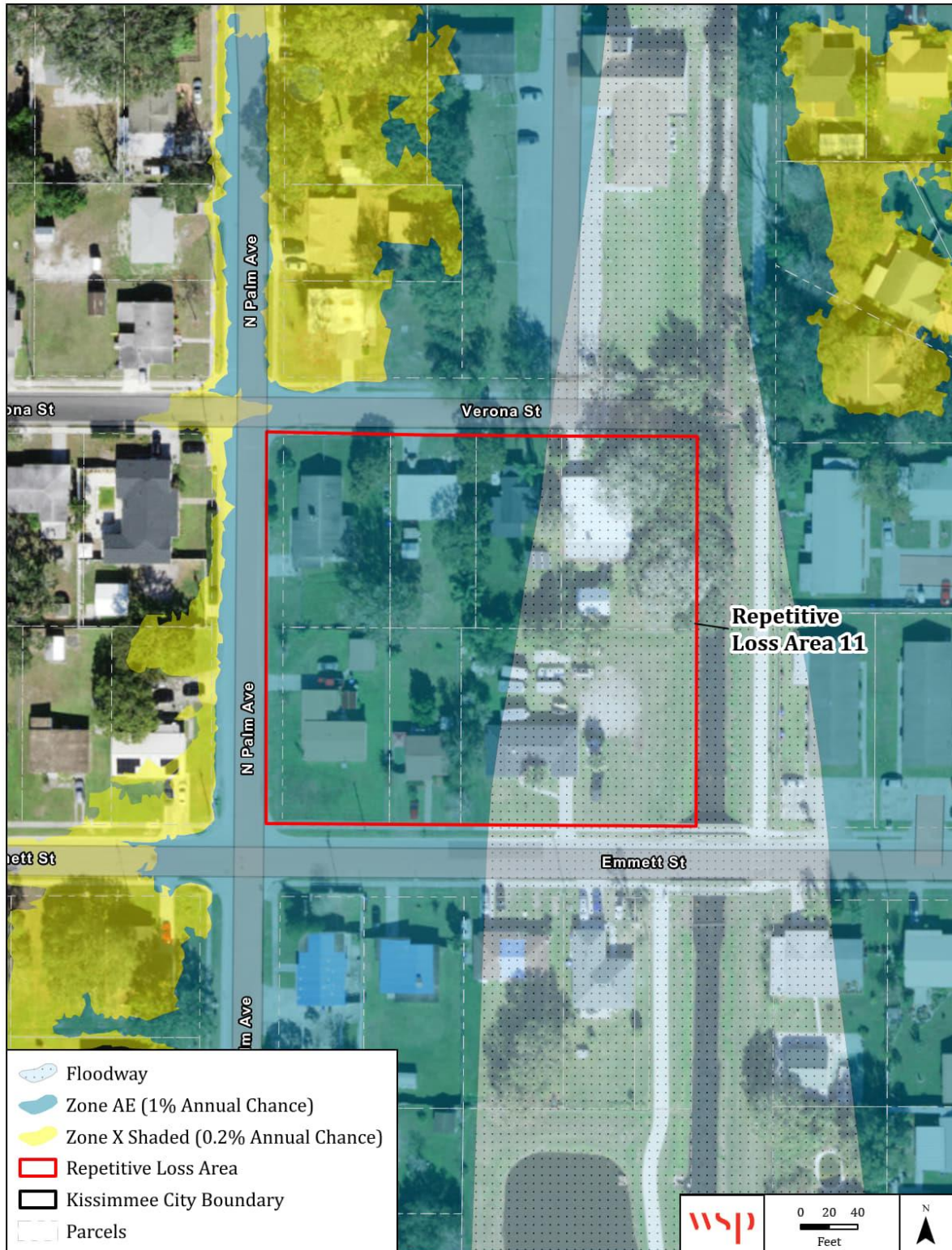
Repetitive Loss Area 11 is in southwestern Kissimmee. All properties are located in the floodplain or the floodway and are near a canal. All properties in this area contain 1-story single-family homes. Most homes are at grade; however, 2 are slightly elevated (1-2 ft) because they have a crawlspace foundation. Properties are located on a street with curb and gutter. Most properties lack downspouts, and no additional drainage features are visible on individual properties.

Table 2-12 Area 11 Overview

SUMMARY INFO	AREA 11
# of Repetitive Loss Properties	1
# of Historic Claim Properties	1
# of Additional Properties	5
Primary Streets	N Palm Ave, Verona St, Emmett St
% of Area in SFHA	100%
Other Notes:	-



Figure 2-14 Repetitive Loss Area 11



2.3.1.12 AREA 12

Repetitive Loss Area 12 is in southwestern Kissimmee and is located within the floodplain and floodway. All properties in this area are single-family, 1-story houses. None of the houses in this area are elevated, and each house has a slab-on-grade foundation. Properties in this area are located on a street with curb and gutter. Most of the houses in this area lack downspouts. None of the individual properties exhibit any additional drainage features.

Table 2-13 Area 12 Overview

SUMMARY INFO	AREA 12
# of Repetitive Loss Properties	1
# of Historic Claim Properties	1
# of Additional Properties	2
Primary Streets	Bryan St
% of Area in SFHA	100%
Other Notes:	

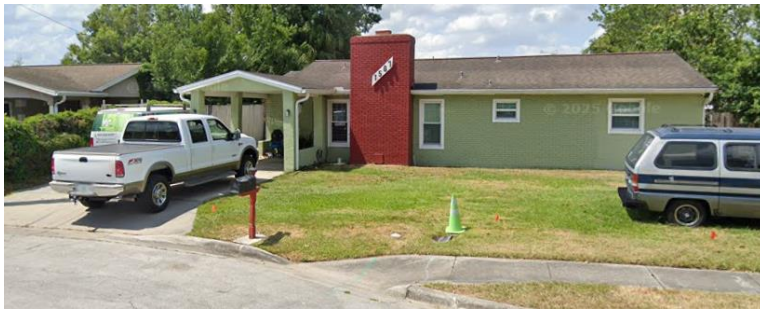
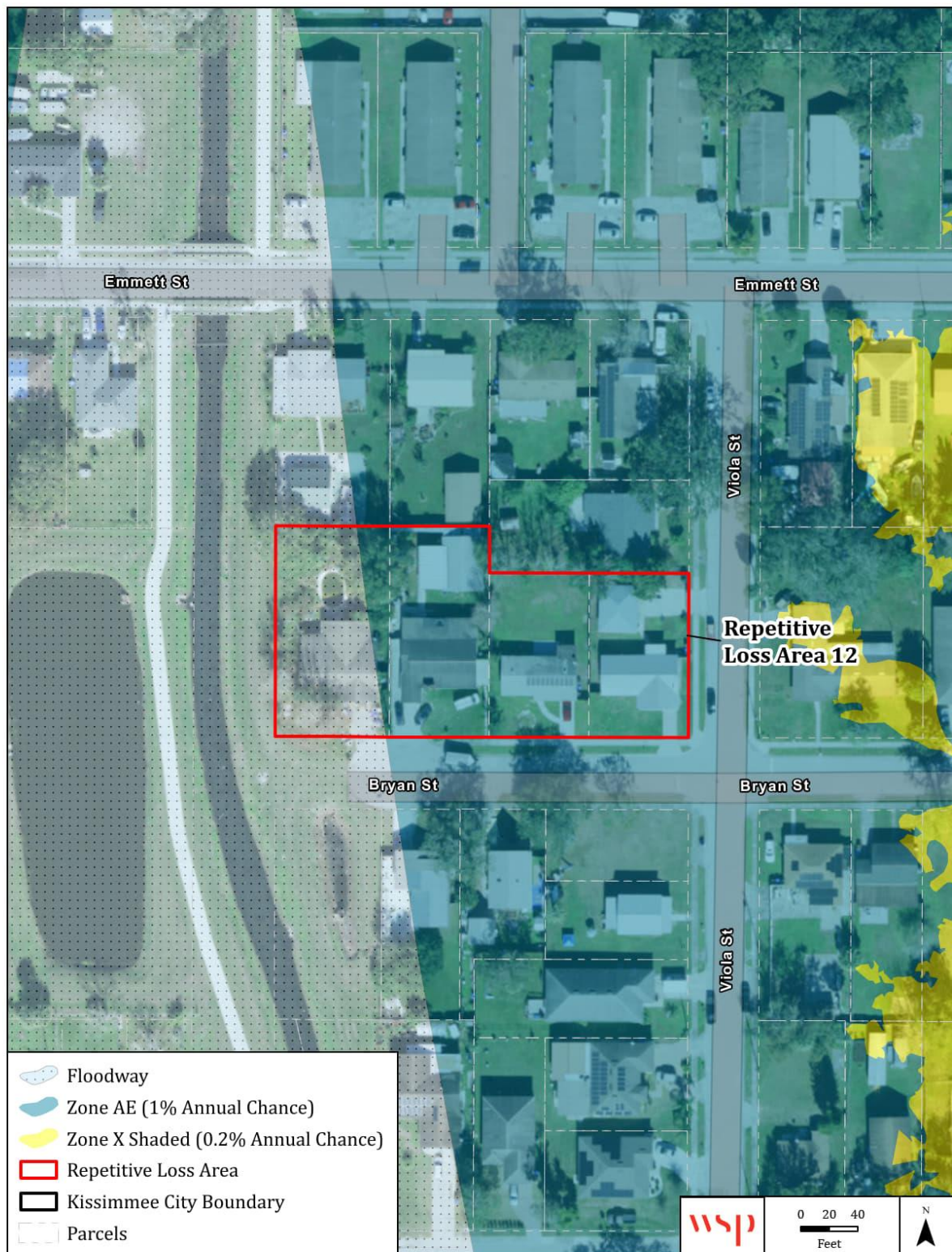


Figure 2-15 Repetitive Loss Area 12



2.4 STEP 4: REVIEW ALTERNATIVE MITIGATION APPROACHES

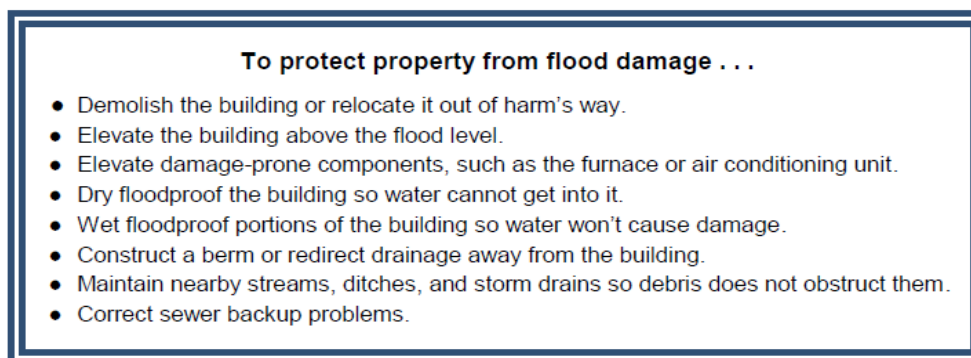
2.4.1 MITIGATION ALTERNATIVES

According to the 2017 CRS Coordinator’s Manual, mitigation measures should fall into one of the following floodplain management categories:

- Prevention
- Property Protection
- Natural Resource Protection
- Emergency Services
- Structural Projects
- Public Information and Outreach

Property protection is essential to mitigating repetitive loss properties and reducing future flood losses. There are many ways to protect a property from flood damage. Property protection measures recognized in the 2017 CRS Coordinator’s Manual include relocation, acquisition, building elevation, retrofitting, sewer backup protection, and insurance. Different measures are appropriate for different flood hazards, building types and building conditions. Figure 2-16 below, found in the 2017 CRS Coordinator’s Manual, lists typical property protection measures.

Figure 2-16 Typical Property Protection Measures



Source: 2017 CRS Coordinators Manual

A diverse set of mitigation options will enable the City, property owners, and outside entities to reduce flooding and minimize future losses. Improving the stormwater drainage system, drainage maintenance, and storage capacity throughout the City and throughout the watershed may mitigate widespread flooding issues but requires large capital expenditures; these actions are best pursued by the City, the County, the Water Management District, and other state and federal entities. Encouraging property protection and floodproofing techniques can reduce future damages at a structure level but requires cooperation from private property owners. Increasing public education and awareness of the flood hazards and flood insurance is a way for the City to take action to assist individual owners when property protection projects aren’t feasible.

MITIGATION FUNDING

Table 2-14 lists several types of mitigation measures that qualify for one or more grant programs and can be considered for each repetitive loss property. Depending on the type of structure, severity of flooding and proximity to additional structures with similar flooding conditions, the most appropriate measure can be

determined. In addition to these grant funded projects, several mitigations measures can be taken by the property owner.

Table 2-14 Mitigation Grant Programs

Types of Projects Funded	HMGP	FMA	BRIC	SRL	ICC	SBA
Acquisition of the entire property by a gov't agency	✓	✓	✓	✓		
Relocation of the building to a flood free site	✓	✓	✓	✓	✓	✓
Demolition of the structure	✓	✓	✓	✓	✓	✓
Elevation of the structure above flood levels	✓	✓	✓	✓	✓	✓
Replacing the old building with a new elevated one	✓			✓	✓	✓
Local drainage and small flood control projects	✓			✓		
Dry floodproofing (non-residential buildings only)		✓	✓	✓	✓	✓
Percent paid by Federal program	75%	75%	75%	75%	100%	0
Application Notes	1,2	1	1	1	3	2,4

Application notes:

1. Requires a grant application from the local government
2. Only available after a Federal disaster declaration
3. Requires the building to have a flood insurance policy and to have been flooded to such an extent that the local government declares it to be substantially damaged. Pays 100% up to \$30,000.
4. This is a low interest loan that must be paid back

POTENTIAL MITIGATION MEASURES

Structural Alternatives
Dry floodproofing. Commercial structures and even residential structures are eligible for dry floodproofing; however, in many instances this requires human intervention to complete the measure and ensure success. For example, installing watertight shields over doors or windows requires timely action by the homeowner, especially in a heavy rainfall event.
Wet floodproofing. Wet floodproofing a structure involves making the uninhabited portions of the structure resistant to flood damage and allowing water to enter during flooding. For example, in a basement or crawl space, mechanical equipment and ductwork would not be damaged.
Backflow valves. For basements, especially with combined storm sewer and sewer systems, backflow preventer valves can prevent storm water and sewer from entering crawlspaces and basements.
Acquisition. Acquire and/or relocate properties/target abandoned properties.
Elevation. Elevate structures and damage-prone components, such as the furnace or air conditioning unit, above the BFE.
Barriers. Construct engineered structural barriers, berms, and floodwalls (Note: Assuming lot has required space for a structural addition).
Roadway improvements. Increase road elevations above the BFE of the 100-year floodplain.
Drainage improvements. Implement drainage improvements such as increasing capacity in the system (up-sizing pipes) and provide additional inlets to receive more stormwater.
Drainage maintenance. Improve stormwater system maintenance program to ensure inlets and canals are free of clogging debris.

Non-Structural Alternatives	
Education.	Provide public education through posting information about local flood hazards on Town's websites, posting signs at various locations in neighborhoods or discussing flood protection measures at local neighborhood association meetings.
Runoff Reduction.	Implement volume control and runoff reduction measures in the Town's Stormwater Management Ordinance.
Setbacks.	Expand riparian impervious surface setbacks.
Elevate contents.	Relocate internal supplies, products/goods above the flooding depth.
Flood insurance.	Promote the purchase of flood insurance.
Zoning.	Improve the Town's floodplain and zoning ordinances

CURRENT MITIGATION PROJECTS

The City has addressed Floodplain Management Planning via the Osceola County Multi-Jurisdictional Local Mitigation Strategy. The plan identifies structural and property protection projects that involve collaboration with Osceola County, as well as education and outreach efforts to mitigation flood risk.

The City's Public Works and Engineering department is also working on two projects to improve stormwater management in the Bermuda Estates and Lyndell Street areas. These initiatives are part of the ongoing efforts to protect neighborhoods from flooding and support recovery from past events, including Hurricane Ian. These projects include enhancing existing drainage systems and upgrading systems with new infrastructure.

PAST MITIGATION PROJECTS

Both the City and individual property owners have undertaken projects to reduce flooding in repetitive loss areas. Table 2-15 summarizes past mitigation actions in the repetitive loss areas.

Table 2-15 Past and Current Mitigation Actions

Past Mitigation Actions	
1	Property owners have reported regrading their yards and/or creating on-site drainage and runoff storage to reduce risk to their homes.
2	Property owners have installed sump pumps to help manage flood water during heavy rain events
3	The City of Kissimmee has identified areas which are prone to flooding and have undertaken capital improvement projects.
4	The City of Kissimmee has annual outreach to repetitive loss areas.

2.4.2 ADVANTAGES AND DISADVANTAGES OF MITIGATION MEASURES

Seven primary mitigation measures are discussed here: acquisition, relocation, barriers, floodproofing, drainage, elevation, and insurance. In general, the cost of acquisition and relocation will be higher than other mitigation measures but can completely mitigate risk of any future flood damage. Building small barriers to protect single structures is a lower cost solution, but it may not be able to offer complete protection from large flood events and may impact flood risk on other properties. Where drainage issues are the source of repetitive flooding, drainage improvements can provide flood mitigation benefits to multiple properties. Each of these solutions is discussed in greater detail below.

ACQUISITION:

Property acquisition and/or relocation are complex processes requiring transferring private property to property owned by the local government for open space purposes. Acquisition is a relatively expensive mitigation measure, but it provides the greatest benefit in the lives and property are protected from flood damage. The major cost for the acquisition method is for purchasing the structure and land. The total estimated cost for acquisition should be based on the following:

- Purchase of Structure and land
- Demolition
- Debris removal, including any landfill processing fees
- Grading and stabilizing the property site
- Permits and plan review

Table 2-16 Advantages and Disadvantages of Acquisition

ADVANTAGES	DISADVANTAGES
• Permanently removes problem since the structure no longer exists. • Allows a substantially damaged or substantially improved structure to be brought into compliance with the community's floodplain management ordinance or law. • Expands open space and enhances natural and beneficial uses. • May be fundable under FEMA mitigation grant programs.	• Cost may be prohibitive. • Resistance may be encountered by local communities due to loss of tax base, maintenance of empty lots, and liability for injuries on empty, community-owned lots.

There are three criteria that must be met for FEMA to fund an acquisition project:

- The community must inform the property owners interested in the acquisition program that the community will not use condemnation authority to purchase their property and that the participation in the program is strictly voluntary,
- The subsequent deed to the property to be acquired will be amended such that the landowner will be restricted from receiving any further Federal disaster assistance grants, the property shall remain in open space in perpetuity, and the property will be retained in ownership by a public entity, and,
- Any replacement housing or relocated structures will be located outside the 100-year floodplain.

RELOCATION:

Relocation involves lifting and placing a structure on a wheeled vehicle and transporting that structure to a site outside the 1-percent-annual-chance floodplain and placed on a new permanent foundation. Like acquisition, this is one of the most effective mitigation measures.

Table 2-17 Advantages and Disadvantages of Relocation

ADVANTAGES	DISADVANTAGES
• Removes flood problem since the structure is relocated out of the flood-prone area. • Allows a substantially damaged or substantially improved structure to be brought into compliance with a community's floodplain management ordinance. • May be fundable under FEMA mitigation grant programs.	• Cost may be prohibitive. • Additional costs are likely if the structure must be brought into compliance with current code requirements for plumbing, electrical, and energy systems.

NOTE: Many if not all of the properties located in the City of Kissimmee's Repetitive Loss Area have slab-on-grade foundations, which may mean this mitigation alternative is more difficult to pursue and could be cost-prohibitive.

The cost for relocation will vary based on the type of structure and the condition of the structure. It is considerably less expensive to relocate a home that is built on a basement or crawl space as opposed to a structure that is a slab on grade. Additionally, wood sided structures are less expensive to relocate than structures with brick veneer. Items to consider in estimating cost for relocation include the following:

- Site selection and analysis and design of the new location

- Analysis of existing size of structure
- Analysis and preparation of the moving route
- Preparation of the structure prior to the move
- Moving the structure to the new location
- Preparation of the new site
- Construction of the new foundation
- Connection of the structure to the new foundation
- Restoration of the old site



BARRIERS:

A flood protection barrier is usually an earthen levee/berm or a concrete retaining wall. While levees and retaining walls can be large spanning miles along a river, they can also be constructed on a much smaller scale to protect a single home or group of homes.

Table 2-18 Advantages and Disadvantages of Barriers

ADVANTAGES	DISADVANTAGES
• Relative cost of mitigation is less expensive than other alternatives. • No alterations to the actual structure or foundation are required. • Homeowners can typically construct their own barriers that will complement the style and functionality of their house and yard.	• Property is still located within the floodplain and has potential to be damaged by flood if barrier fails or waters overtop it. • Solution is only practical for flooding depths less than 3 feet. • Barriers cannot be used in areas with soils that have high infiltration rates.

The cost of constructing a barrier will depend on the type of barrier and the size required to provide adequate protection. An earthen berm will generally be less expensive compared to an equivalent concrete barrier primarily due to the cost of the materials. Another consideration is space; an earthen barrier requires a lot of additional width per height of structure compared to a concrete barrier to ensure proper stability. Key items to consider for barriers:

- There needs to be adequate room on the lot
- A pump is required to remove water that falls or seeps onto the protected side of the barrier
- Human intervention will be required to sandbag or otherwise close any openings in the barrier during the entire flood event

FLOODPROOFING:

Wet floodproofing a structure consists of modifying the uninhabited portions (such as a crawlspace or an unfinished basement) to allow floodwaters to enter and exit. This ensures equal hydrostatic pressure on the interior and exterior of the structure which reduces the likelihood of wall failures and structural damage. Wet floodproofing is practical in only a limited number of situations.

Table 2-19 Advantages and Disadvantages of Wet Floodproofing

ADVANTAGES	DISADVANTAGES
• Often less costly than other mitigation measures. • Allows internal and external hydrostatic pressures to equalize, lessening the loads on walls and floors.	• Extensive cleanup may be necessary if the structure becomes wet inside and possibly contaminated by sewage, chemicals and other materials borne by floodwaters. • Pumping floodwaters out of a basement too soon after a flood may lead to structural damage. • Does not minimize the potential damage from a high-velocity flood flow and wave action.

A dry floodproofed structure is made watertight below the level that needs flood protection to prevent floodwaters from entering. Making the structure watertight involves sealing the walls with waterproof coatings, impermeable membranes, or a supplemental layer of masonry or concrete; installing watertight shields over windows and doors; and installing measures to prevent sewer backup.

Table 2-20 Advantages and Disadvantages of Dry Floodproofing

ADVANTAGE	DISADVANTAGES
• Often less costly than other retrofitting methods • Does not require additional land. • May be funded by a FEMA mitigation grant program.	• Requires human intervention and adequate warning to install protective measures. • Does not minimize the potential damage from high-velocity flood flow and wave action. • May not be aesthetically pleasing.

DRAINAGE IMPROVEMENTS:

Methods of drainage improvements include overflow channels, channel straightening, restrictive crossing replacements, and runoff storage. Modifying the channel attempts to provide a greater carrying capacity for moving floodwaters away from areas where damage occurs. Whenever drainage improvements are considered as a flood mitigation measure, the effects upstream and downstream from the proposed improvements need to be considered.

Table 2-21 Advantages and Disadvantages of Drainage Improvements

ADVANTAGES	DISADVANTAGES
• Could increase channel carrying capacity through overflow channels, channel straightening, crossing replacements, or runoff volume storage. • Minor projects may be fundable under FEMA mitigation grant programs.	• May help one area but create new problems upstream or downstream. • Channel straightening increases the capacity to accumulate and carry sediment. • May require property owner cooperation and right-of-way acquisition.

ELEVATION:

Elevating a structure to prevent floodwaters from reaching living areas is an effective and one of the most common mitigation methods. Elevation may also apply to roadways and walkways. The goal of the elevation process is to raise the lowest floor of a structure or roadway/walkway bed to or above the required level of protection.

Table 2-22 Advantages and Disadvantages of Elevation

ADVANTAGES	DISADVANTAGES
• Elevating to or above the BFE allows a substantially damaged or substantially improved house to be brought into compliance. • Often reduces flood insurance premiums. • Reduces or eliminates road closures due to overtopping. • May be fundable under FEMA mitigation grant programs.	• Cost may be prohibitive. • The appearance of the structure and access to it may be adversely affected. • May require property owner cooperation and right-of-way acquisition. • May require road or walkway closures during construction.

NOTE: Many of the properties located in the City of Kissimmee’s Repetitive Loss Areas have slab-on-grade foundations, which may mean this mitigation alternative will be cost-prohibitive. Elevating a structure with a slab-on-grade foundation can cost over 30 percent more than elevating a structure on a crawlspace foundation.

FLOOD INSURANCE:

Insurance differs from other property protection activities in that it does not mitigate or prevent damage caused by a flood. However, flood insurance does help the owner repair and rebuild their property after a flood, and it can enable the owner to afford incorporating other property protection measures in that process. Insurance offers the advantage of protecting the property, as long as the policy is in force, without requiring human intervention for the measure to work.

Table 2-23 Advantages and Disadvantages of Flood Insurance

ADVANTAGES	DISADVANTAGES
• Provides protection outside of what is covered by a homeowners’ insurance policy. • Can help to fund other property protection measures after a flood through increased cost of compliance (ICC) coverage. • Provides protection for both structure and contents. • Can be purchased anywhere in a community, including outside of a flood zone.	• Cost may be prohibitive. • Policyholders may have trouble understanding policy and filing claims. • Does not prevent or mitigate damage.

2.5 STEP 5: CONCLUSION AND RECOMMENDATIONS

2.5.1 CONCLUSION

Based on the field survey and collection of data, the analysis of existing studies and reports, the evaluation of various structural and non-structural mitigation measures, and a review of past and current mitigation activities, the City of Kissimmee has identified several projects that could be implemented for the identified Repetitive Loss Area, detailed below under Recommendations.

2.5.2 PRIORITIZATION

In order to facilitate the implementation of the following recommended mitigation actions, a prioritization schedule is included based on the following:

- Cost
- Funding
- Staff Resources
- Willingness of Property Owner to Participate
- Additional Planning Requirements

The priority rating for the following mitigation actions is summarized in Table 2-24. Each of the above prioritization variables was rated on a scale of 1 to 5, with 5 indicating the greatest difficulty for implement. The weight of each variable is indicated in the prioritization table. Those mitigation actions with the lowest overall priority scores should be implemented first. An overall priority rating of high, medium, or low is assigned to each recommended action, using the following scale:

- High Priority (should be completed within 2 years): Score of 0.00 – 1.99
 - Medium Priority (should be completed within 2 to 4 years): Score of 2.00 – 3.99
 - Low Priority (should completed within 4 to 5 years): Score of 4.00 – 5.00
-

2.5.3 RECOMMENDATIONS

The City will pursue a variety of mitigation strategies that balance cost, funding and administrative capabilities, and willingness of property owners to participate. Unless otherwise noted, these mitigation actions are recommended for all Repetitive Loss Areas.

Mitigation Action 1: Flood Insurance Promotion

Property owners should obtain and keep a flood insurance policy on their structures (building and contents coverage). The City has developed a Program for Public Information and will continue outreach efforts on an annual basis to target all properties in the repetitive loss areas reminding them of the advantages to maintain flood insurance.

Responsibility: The Development Services Department will provide the most relevant up-to-date flood insurance information to all property owners within the repetitive loss areas through annual mailings and other outreach.

Funding: The cost of ongoing outreach will be paid for from the City's operating budget.

Priority: High

Mitigation Action 2: Prioritize Drainage-Related Capital Improvement Projects (CIP)

Some respondents to the flood protection questionnaire noted that drainage issues from neighboring properties impact them. This observation suggests that improving drainage could be the most effective solution to addressing flooding in certain repetitive loss areas. The City should prioritize funding for drainage projects in the identified repetitive loss areas and their associated drainage basins. Local funds can serve as a match for federal grants to undertake larger scale, more costly improvement projects that support mitigation. This type of mitigation presents an opportunity for incorporation of nature-based solutions and natural resource protection.

Responsibility: The City's Public Works and Engineering Department and Stormwater Division will continue to manage drainage projects and support CIP projects in the repetitive loss areas.

Funding: The cost will be paid for by the City's capital improvement funding, Osceola County, and federal and state grant funds.

Priority: Medium

Mitigation Action 3: Encourage Property Owners to Elevate Mechanical Equipment

In all areas, HVAC units were either found to be not elevated or could not be seen for confirmation of elevation. The City will encourage property owners to elevate inside and outside mechanical equipment above the BFE, install flood resistant materials in crawl spaces, and consider additional flood protection measures.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures.

Funding: Advice and assistance will require staff time, but the cost of elevating mechanical and electrical equipment will be paid for by individual property owners. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Priority: Medium

Mitigation Action 4: Encourage Low-Impact Development Techniques

Flooding in most areas is affected by stormwater runoff and the local drainage system. Encouraging property owners to install low-impact development projects on their properties, such as rain barrels, rain gardens, permeable paving, can help manage stormwater on site and reduce the burden on the local stormwater system. In all areas, no LID projects were found. The Public Services Department will encourage property owners to implement projects on their properties. Cost varies by project, but some options like rain barrels provide a low-cost option that reduces the barrier to participation.

Responsibility: The City's Public Works and Engineering Department will encourage property-owners to implement low-impact development projects and will provide information on project opportunities.

Funding: The cost of implementation will be paid for by individual property owners.

Priority: Medium

Mitigation Action 5: Stormwater Conveyance Systems Expansion and Maintenance

Property owners and field survey indicated that some conveyance systems in the repetitive loss areas no longer have the capacity to manage floodwaters. Field surveys also indicated that some areas lack any conveyance to move water away from properties. The City should expand stormwater conveyance systems and identify opportunities for improvements to existing systems where drainage capacity is inadequate. Installation of new conveyance systems will be costlier than improvements to existing systems. Some issues may be mitigated through increased maintenance.

Responsibility: The City's Public Works and Engineering Department will explore opportunities for increased management and potential expansion.

Funding: The cost of implementation will be paid for the City's capital improvement funding.

Priority: Medium

Mitigation Action 6: Acquire Properties or Encourage Elevation

Consider opportunities for acquisition/demolition mitigation and/or encourage elevation of high-risk flood-prone properties. The highest priorities are properties at the greatest flood risk and where drainage improvements will not provide an adequate level of protection. Existing plans can help the City to specifically target the properties in these repetitive loss areas that will also be most likely to experience continued and worsening flooding. Encourage property owners to pursue elevation funding through the Florida Division of Emergency Management's (FDEM) Statewide Residential Mitigation Program, Elevate Florida. Must be undertaken as a voluntary program where property owner elects to participate.

Responsibility: The City's Development Services Department will explore opportunities acquisition/demolition and integrate this effort with the City's other mitigation work. The department will also promote the Elevate Florida Program and resources available through FDEM.

Funding: The cost of property elevation will be paid for by FDEM's Elevate Florida program or by individual property owners. Additionally, FEMA Hazard Mitigation Assistance Grants and other State and organizational grant funding may be available. Staff time to develop the list of target properties will require funds from the City's operating budget.

Priority: Low

2.5.4 PRIORITIZATION TABLE

Table 2-24 Prioritization of Recommended Mitigation Actions

MITIGATION ACTION #	PRIORITIZATION VARIABLES (WEIGHT)					TOTAL
	Cost (30%)	Funding Availability (25%)	Property Owner Willingness (20%)	Staff Resources (15%)	Planning Needs (10%)	
1: Flood insurance promotion	2	2	1	1	1	1.55
2: Prioritize drainage-related CIP projects	4	2	2	3	4	2.95
3: Encourage property owners to elevate mechanical equipment	2	3	3	2	1	2.35
4: Encourage low-impact development techniques	2	3	3	2	2	2.45
5. Stormwater Conveyance systems and maintenance	4	3	1	3	4	3.00
6. Acquire properties or encourage elevation	5	3	5	3	4	4.10

APPENDIX

A BUILDING SURVEY DATA

APPENDIX A

Note: In accordance with the Privacy Act of 1974, Appendix A will not be shared with the general public.

RepLossArea: 1

Parcel#: 112529171300010850

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No.

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 2554 Christine Drive

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property. Some green landscaping around the side of the property and in the backyard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010860

Inspection Date:	7/24/2025	Inspector:	Kimmy Hansen
No. of Stories:	1	Elevated:	No
Occupied:	Yes	Neighborhood:	Residential
Date of Construction:	1981	Elevation from Street:	At grade

Address: 2558 Christine Drive

Observations: 1-story ranch style home with a stucco exterior and an attached garage. At grade home with large concrete driveway in front of property. Some green landscaping around the side of the property and in the backyard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010870

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At Grade

Address: 2562 Christine Drive

Observations: 1-story ranch style home with a stucco exterior and an attached garage. At grade home with large concrete driveway in front of property. Some green landscaping with large trees in the front yard and along the side of the house. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

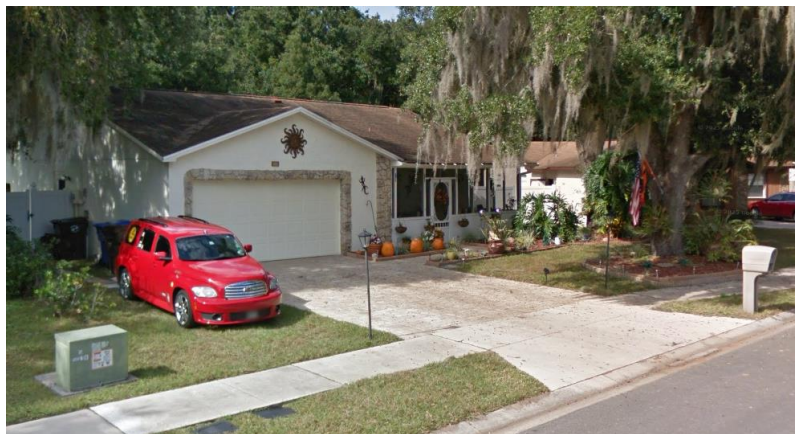
Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010880

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At Grade

Address: 2566 Christine Drive

Observations: 1-story ranch style home with a mixed concrete exterior. At grade home with large concrete driveway in front of property. Some green landscaping around the side of the property and in the backyard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

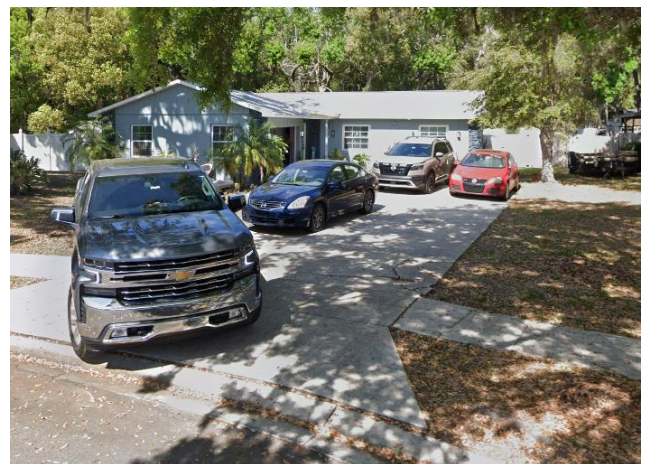
Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010890

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 2 (split level) **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 2570 Christine Drive

Observations: At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek with a canal/ditch across the street. HVAC elevated 6 inches on concrete slab. House entrance is elevated by two steps. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010160

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1970 **Elevation from Street:** At grade

Address: 2551 Christine Drive

Observations: At grade home with large concrete driveway in front of property. Home backs up to neighborhood canal/ditch. Pool located in the backyard. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



**RepLossArea: 1****Parcel#:** 112529171300010150**Inspection Date:** 7/24/2025 **Inspector:** Kimmy Hansen**No. of Stories:** 1 **Elevated:** No**Occupied:** Yes **Neighborhood:** Residential**Date of Construction:** 1982 **Elevation from Street:** At grade**Address:** 2555 Christine Drive**Observations:** 1 story ranch style home with some green landscaping around the side of the property and in the backyard. At grade home with large concrete driveway in front of property. Home backs up to neighborhood canal/ditch. No gutters found on house.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** Unknown**Structure Type:** Masonry/concrete**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Not elevated**Vents:** Unknown**Complete:** Yes

RepLossArea: 1

Parcel#: 112529171300010890

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: Unknown **Elevation from Street:** At grade

Address: 1410 Orchid Ln

Observations: At grade home with large concrete driveway in front of property. Home is a corner lot surrounded by street on 3 sides. Mill Slough Creek and smaller canales/ditches are located nearby. HVAC is not elevated and no gutters are found on the house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010110

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 1416 Orchid Ln

Observations: 1 story ranch style home with some green landscaping in the backyard. At grade home with large concrete driveway in front of property. Home backs up directly to small neighborhood canal/ditch. House has gutters that empty into a landscaped garden.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



RepLossArea: 1

Parcel#: 112529171300010120

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 1414 Orchid Ln

Observations: 1 story ranch style home with some green landscaping in the backyard. At grade home with large concrete driveway in front of property. Home backs up directly to small neighborhood canal/ditch. House has gutters that empty onto the concrete driveway. Storm drain found near driveway entrance.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/brick

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: Unknown

Complete: Yes



**RepLossArea: 1****Parcel#:** 112529171300010130**Inspection Date:** 7/24/2025 **Inspector:** Kimmy Hansen**No. of Stories:** 1 **Elevated:** No**Occupied:** Yes **Neighborhood:** Residential**Date of Construction:** 1981 **Elevation from Street:** At grade**Address:** 1412 Orchid Ln**Observations:** At grade home with large concrete driveway in front of property. Home backs up directly to small neighborhood canal/ditch. HVAC elevated 6 inches on concrete slab. House entrance is elevated by one step. House has gutters that empty into a landscaped garden. Storm drain located on the street in the front yard.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** Unknown**Structure Type:** Masonry/concrete**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Elevated on concrete slab ~6"**Vents:** Unknown**Complete:** Yes

RepLossArea: 1

Parcel#: 112529171300010100

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 2550 Bowmer Drive

Observations: At grade home with large concrete driveway in front of property. Home backs up directly to a small neighborhood canal/ditch. HVAC is not elevated. Gutters found on house that empty into the lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: Unknown

Structure Type: Masonry/brick

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: Unknown

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010620

Inspection Date: 7/24/2025

Inspector: Kimmy Hansen

No. of Stories: 1

Elevated: No.

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 1422 Myrna Lane

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property. Some green landscaping in the backyard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



**RepLossArea: 2****Parcel#:** 112529171300010630

Inspection Date:	7/24/2025	Inspector:	Kimmy Hansen
No. of Stories:	1	Elevated:	No
Occupied:	Yes	Neighborhood:	Residential
Date of Construction:	1981	Elevation from Street:	At grade

Address: 1420 Myrna Lane**Observations:** 1-story ranch style home with a stucco exterior and attached garage. At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek and is near a neighborhood canal/ditch. No gutters found on house.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Masonry/Stucco**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** N/A**Complete:** Yes

RepLossArea: 2

Parcel#: 112529171300010640

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At Grade

Address: 1418 Myrna Lane

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property and minimal landscaping. Home backs up directly to Mill Slough Creek. Gutters are found on house that empty into the lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010650

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At Grade

Address: 1416 Myrna Lane

Observations: 1-story ranch style home with a mixed concrete exterior. At grade home with large concrete driveway in front of property and minimal landscaping. Home backs up directly to Mill Slough Creek. Gutters found on house that empty into lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010660

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 1414 Myrna Lane

Observations: At grade home with large concrete driveway in front of property and attached garage. Home backs up directly to Mill Slough Creek with some smaller canals/ditches across the street. HVAC elevated 6 inches on concrete slab. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010670

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 1412 Myrna Lane

Observations: At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek with some smaller canals/ditches across the street. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010680

Inspection Date: 7/24/2025 Inspector: Kimmy Hansen

No. of Stories: 1 Elevated: No

Occupied: Yes Neighborhood: Residential

Date of Construction: 1981 Elevation from Street: At grade

Address: 1410 Myrna Lane

Observations: 1 story ranch style home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek and has a stormwater drain on the front yard. Gutters found on house that empty into garden beds and lawns.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010290

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 1411 Myrna Lane

Observations: 1 story ranch style home with minimal landscaping. At grade home with large concrete driveway in front of property. Home backs up directly to a neighborhood canal/ditch. No gutters found on home. House has a pool in the backyard.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010280

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 1409 Myrna Lane

Observations: 1 story ranch style home with minimal green landscaping in the front yard. At grade home with large concrete driveway in front of property. Home backs up directly to small neighborhood canal/ditch. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco and brick

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010270

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 1407 Myrna Lane

Observations: 1 story ranch style home with minimal green landscaping in the front yard. At grade home with large concrete driveway in front of property. Home backs up directly to small neighborhood canal/ditch. House has gutters that empty onto the garden beds. House has a pool in the backyard.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010300

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1981 **Elevation from Street:** At grade

Address: 2512 Bowmer Drive

Observations: 1 story ranch style home. At grade home with large concrete driveway in front of property. Corner lot home that backs up directly to small neighborhood canal/ditch. House has gutters that empty into a landscaped garden.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010020

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 2518 Bowmer Drive

Observations: 1 story ranch style home. At grade home with large concrete driveway in front of property. Home backs up directly to a small neighborhood canal/ditch. No gutters found on home. Storm water drain located next to driveway entrance.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/concrete

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: N/A

Complete: Yes



RepLossArea: 2

Parcel#: 112529171300010010

Inspection Date: 7/24/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1982 **Elevation from Street:** At grade

Address: 2514 Bowmer Drive

Observations: At grade home with large concrete driveway in front of property and minimal green landscaping. Home backs up directly to a small neighborhood canal/ditch. Gutters found on house that empty into garden beds. Storm drain located in front yard.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 3

Parcel#: 142529171200010700

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No.

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1980 **Elevation from Street:** At grade

Address: 1413 Brookside Ave

Observations: 1-story ranch style home with minimal green landscape in the front yard. At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek. Gutters found on house and empty into the lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



**RepLossArea: 3****Parcel#:** 142529171200010710**Inspection Date:** 7/28/2025 **Inspector:** Kimmy Hansen**No. of Stories:** 1 **Elevated:** No**Occupied:** Yes **Neighborhood:** Residential**Date of Construction:** 1980 **Elevation from Street:** At grade**Address:** 1409 Brookside Ave**Observations:** 1-story ranch style home. At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek. Gutters found on house and empty into the lawn.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Masonry/Stucco**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Elevated on concrete slab ~6"**Vents:** N/A**Complete:** Yes

RepLossArea: 3

Parcel#: 142529171200010720

Inspection Date:	7/28/2025	Inspector:	Kimmy Hansen
No. of Stories:	1	Elevated:	No
Occupied:	Yes	Neighborhood:	Residential
Date of Construction:	1980	Elevation from Street:	At Grade
Address:	1405 Brookside Ave		
Observations:	1-story ranch style home. At grade home with large concrete driveway in front of property and minimal landscaping. Home backs up directly to Mill Slough Creek. No gutters found on house.		
Land Use:	Single-family residential		
Land Use Notes:			
Adequate Vents Present:	N/A		
Structure Type:	Masonry/stucco		
Structure Type Notes:			
Condition of Structure:	Good		
Foundation Type:	Slab-on-grade		
Foundation Type Notes:			
Condition of Foundation:	Good		
HVAC:	Unknown		
Vents:	N/A		
Complete:	Yes		



RepLossArea: 3

Parcel#: 142529236200010160

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1979 **Elevation from Street:** At Grade

Address: 2462 Brookside Ave

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property and minimal landscaping. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010290

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No.

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1977 **Elevation from Street:** At grade

Address: 1334 Sweetwood Blvd

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property. Some green landscaping in the backyard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Elevated on concrete slab ~6"

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010350

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At grade

Address: 1339 Sweetwood Blvd

Observations: 1-story ranch style home with a stucco exterior and attached garage. At grade home with large concrete driveway in front of property. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010270

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At Grade

Address: 1326 Sweetwood Blvd

Observations: 1-story ranch style home with attached garage. At grade home with large concrete driveway in front of property and mature trees in front yard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/brick

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010280

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1977 **Elevation from Street:** At Grade

Address: 1330 Sweetwood Blvd

Observations: 1-story ranch style home with a mixed concrete exterior. At grade home with large concrete driveway in front of property and mature trees in the yard. Home backs up directly to Mill Slough Creek. No gutters found on house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010340

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 2 (split level) **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At grade

Address: 1343 Sweetwood Blvd

Observations: At grade split level home with large concrete driveway in front of property and attached garage. Home backs up directly to Mill Slough Creek. Gutters found only on the back side of the house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/brick

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



RepLossArea: 4

Parcel#: 142529221500010360

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At grade

Address: 1335 Sweetwood Blvd

Observations: At grade home with large concrete driveway in front of property and minimal green landscaping. Home is located near Mill Slough Creek. Gutters found on house that empty into lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

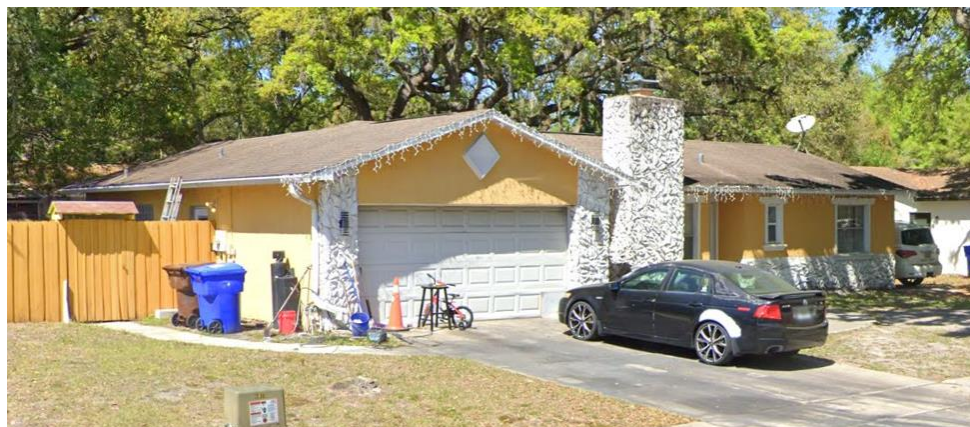
Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 5

Parcel#: 142529221500010400

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No.

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At grade

Address: 1319 Sweetwood Blvd

Observations: 1-story ranch style home with minimal green landscaping. At grade home with large concrete driveway in front of property. Home is located near Mill Slough creek and a neighborhood canal/ditch. House has gutters that empty into lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/cement

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 5

Parcel#: 142529221500010410

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1977 **Elevation from Street:** At grade

Address: 1315 Oakwood Ct

Observations: 1-story ranch style home with a cement exterior. At grade home with large concrete driveway in front of property and is located on a corner lot. Home is located near Mill Slough creek and a neighborhood canal/ditch. Gutters on house that empty into lawn. Storm drain located next to driveway.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/Cement

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



RepLossArea: 5

Parcel#: 142529221500010420

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At Grade

Address: 1311 Oakwood Ct

Observations: 1-story ranch style home with a cement exterior. At grade home with large concrete driveway in front of property and green landscape in the backyard. Home is located in a cul-de-sac near Mill Slough creek and a neighborhood canal/ditch. Gutters on house that empty into lawn.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 5

Parcel#: 142529221500010430

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At Grade

Address: 1307 Oakwood Ct

Observations: 1-story ranch style home with a stucco exterior. At grade home with large concrete driveway in front of property. Home is located in a cul-de-sac near Mill Slough creek and a neighborhood canal/ditch. Gutters on home that empty into lawn and garden beds. Pool located in back yard.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: N/A

Complete: Yes



RepLossArea: 5

Parcel#: 142529221500010440

Inspection Date: 7/28/2025 **Inspector:** Kimmy Hansen

No. of Stories: 1 **Elevated:** No

Occupied: Yes **Neighborhood:** Residential

Date of Construction: 1978 **Elevation from Street:** At grade

Address: 1303 Oakwood Ct

Observations: At grade 1-story home with large concrete driveway in front of property. Home is located on a corner lot near Mill Slough creek and a neighborhood canal/ditch. No gutters found on home.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Masonry/stucco

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated

Vents: N/A

Complete: Yes



RepLossArea: 6

RepParcel#: 142529171200010830

Inspection Date: 7/26/2025

Inspector: Olivia Ranseen

No. of Stories: 1

Elevated: No

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 2422 Sable Dr

Observations: 1-story home with front driveway located less than 200 ft from a pond. Has downspouts. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Not elevated/at grade or minimal difference

Vents: Unknown

Complete: Yes



**RepLossArea: 6****Parcel#:**142529236200010060**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2422 Marc Ct

Observations:

Split-level, at grade house with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Split-level slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 6****Parcel#:** 142529236200010040**Inspection Date:** 7/26/2025**Inspector:** Olivia Ranseen**No. of Stories:** 1.5**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2414 Brookside Ave**Observations:** 1.5-story home at grade with front driveway. Has downspouts. Located on street with curb and gutter and storm drain is located on street in front of house.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Not elevated/at grade or minimal difference**Vents:** No**Complete:** Yes

RepLossArea: 6

Parcel#: 142529236200010030

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2410 Brookside Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 6****Parcel#:** 142529236200010020**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories: 2**Elevated:**

No

Occupied: Yes**Neighborhood:**

Residential

Date of Construction: Unknown**Elevation from Street:**

At grade

Address: 2406 Brookside Dr**Observations:** Split-level at grade house with front driveway. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Split-level slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** Unknown**Complete:** Yes

RepLossArea: 6

Parcel#: 142529236200010010

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2402 Brookside Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

Unknown

Complete:

Yes





RepLossArea: 6

Parcel#: 142529171200010840

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2418 Sable Dr

Observations:

1-story home at grade with front driveway located less than 100 ft from pond. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

Unknown

Complete:

Yes



**RepLossArea: 6****Parcel#:** 142529236200010050**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2418 Brookside Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

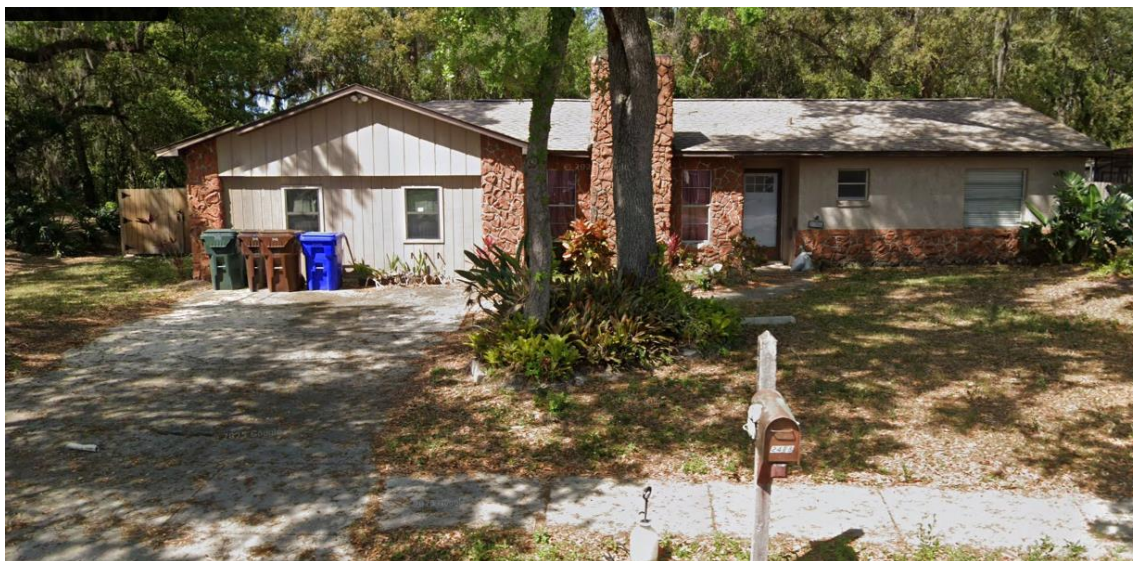
Unknown

Vents:

Unknown

Complete:

Yes



RepLossArea: 6

Parcel#: 142529236200010240

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2421 Brookside Ave

Observations:

1-story ranch home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

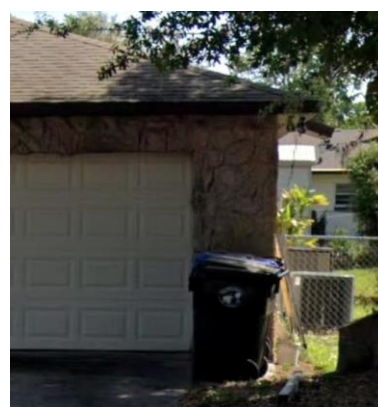
Not elevated/at grade or minimal difference

Vents:

Unknown

Complete:

Yes



**RepLossArea: 6****Parcel#:** 142529236200010050**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2417 Brookside Ave

Observations:

1-story ranch home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

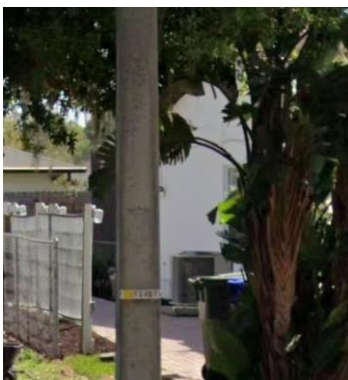
Elevated to first floor

Vents:

Unknown

Complete:

Yes





RepLossArea: 6

Parcel#: 142529236200010260

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2413 Brookside Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

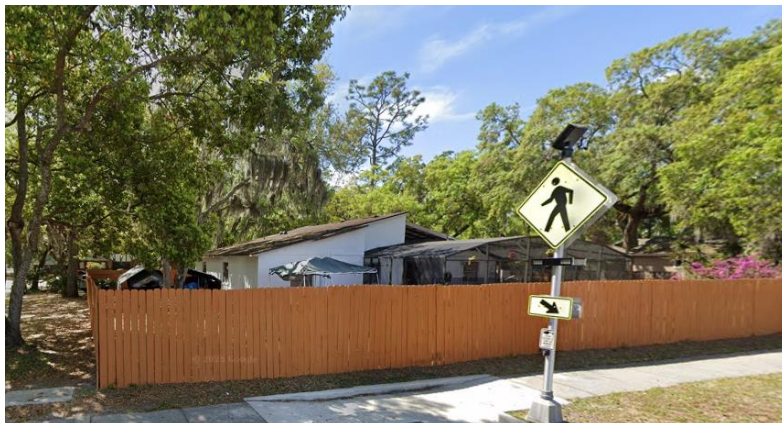
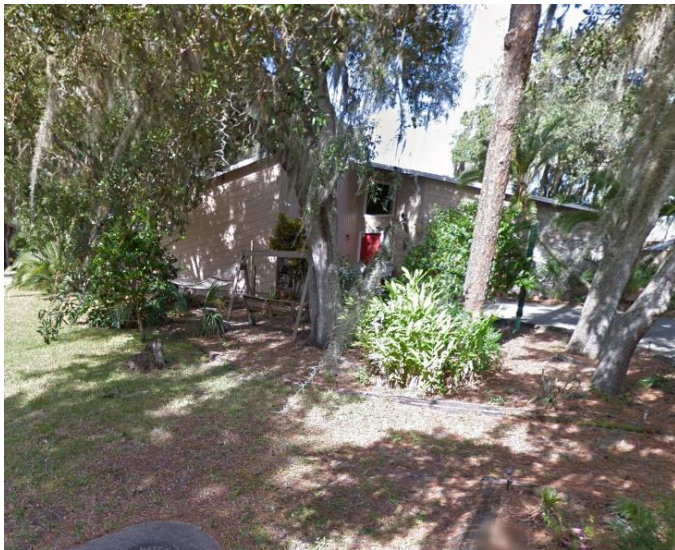
Unknown

Complete:

Yes



**RepLossArea: 6****Parcel#:** 142529236200010270**Inspection Date:** 7/26/2025**Inspector:** Olivia Ranseen**No. of Stories:** 1**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2409 Brookside Ave**Observations:** 1-story home at grade with front driveway. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** Unknown**Complete:** Yes

RepLossArea: 7**RepParcel#:** 142529148300010100**Inspection Date:** 7/26/2025**Inspector:** Olivia Ranseen**No. of Stories:** 1**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 1429 Dogwood Ct**Observations:** 1-story ranch home with front driveway. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Unknown**HVAC:** Unknown**Vents:** Unknown**Complete:** Yes

RepLossArea: 7

Parcel#:142529148300010110

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1424 DOGWOOD CT

Observations:

1-story ranch home at grade with front driveway. Has downspouts and retaining wall in front. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 7****Parcel#:** 142529148300010150**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1425 Dogwood Ct

Observations:

1-story ranch home at grade with side driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 7****Parcel#:** 142529148300010170**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

Unknown

Elevated:

Unknown

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

Unknown

Address:

2370 Oak Leaf Ln

Observations:

Single-family home with a pool and front driveway. Report based on aerial imagery because street is private and therefore not accessible.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Unknown

Foundation Type:

Unknown

Foundation Type Notes:**Condition of Foundation:**

Unknown

HVAC:

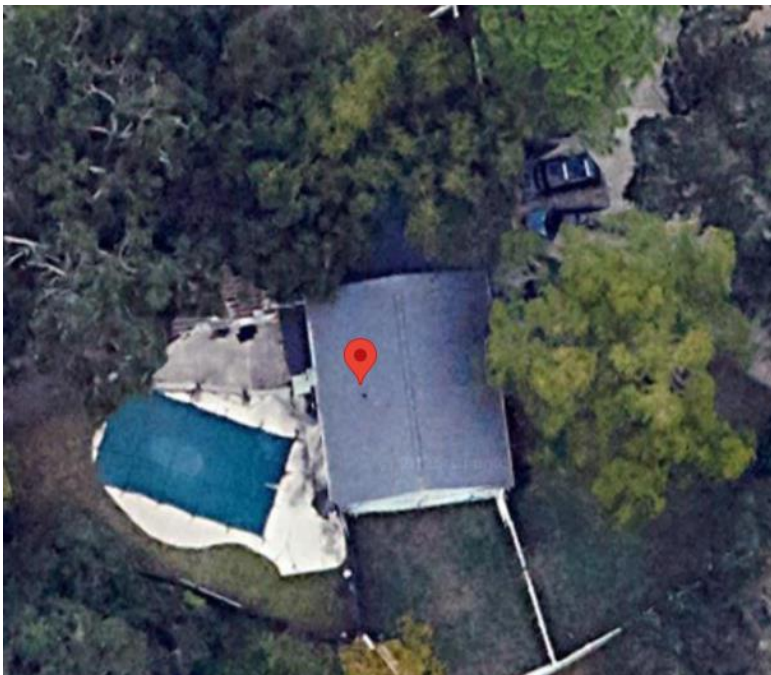
Unknown

Vents:

Unknown

Complete:

Yes



RepLossArea: 7

Parcel#: 142529148300010120

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1419 Dogwood Ct

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



RepLossArea: 7

Parcel#: 142529148300010130

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories: 1.5

Elevated:

No

Occupied: Yes

Neighborhood:

Residential

Date of Construction: Unknown

Elevation from Street:

At grade

Address: 1418 Dogwood Ct

Observations: 1.5-story home at grade with front driveway. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: Unknown

Complete: Yes



**RepLossArea: 7****Parcel#:** 142529148300010140**Inspection Date:** 7/26/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1420 Dogwood Ct

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

Unknown

Complete:

Yes



RepLossArea: 7

Parcel#: 142529148300010160

Inspection Date: 7/26/2025

Inspector:

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1430 Dogwood Ct

Observations:

2-story home at grade with front driveway. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

Unknown

Complete:

Yes



RepLossArea: 8

RepParcel#: 142529148500010070

Inspection Date: 7/25/2025

Inspector: Olivia Ranseen

No. of Stories: 2

Elevated: Yes. 1-2 ft.

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 1446 Oak Leaf Ln

Observations: Split level house. Has downspouts and front driveway. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Crawlspace floor at or above grade on at least 1 side

Foundation Type Notes:

Condition of Foundation: Fair

HVAC: Unknown

Vents: No

Complete: Yes





RepLossArea: 8

Parcel#:142529148500010080

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1452 Oak Leaf Ln

Observations:

1-story ranch home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 8****Parcel#:** 142529148500010090**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1458 Oak Leaf Ln

Observations:1-story home at grade with front driveway. Unclear if has downspouts.
Located on street with curb and gutter.**Land Use:**

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Unknown

HVAC:

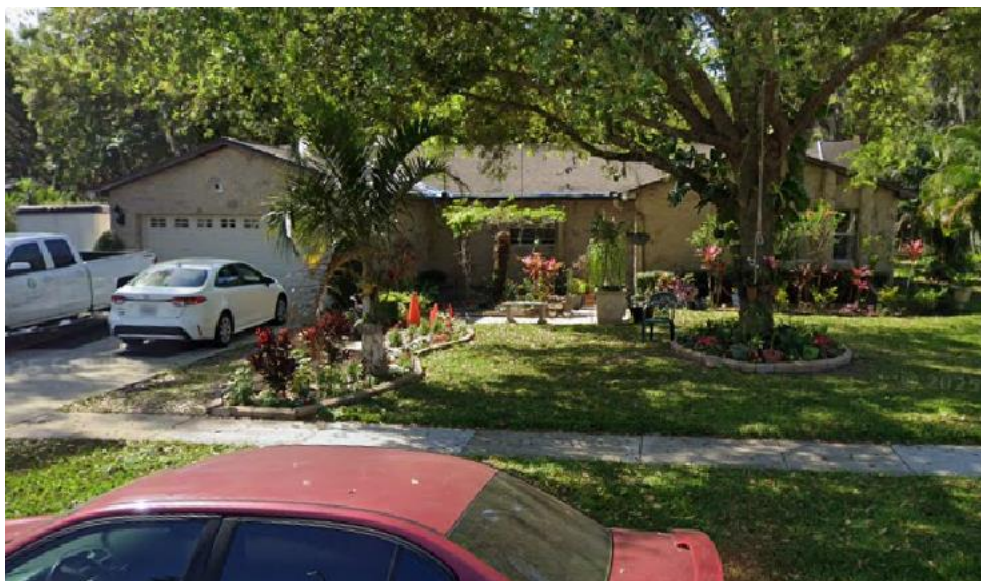
Unknown

Vents:

No

Complete:

Yes



RepLossArea: 9

RepParcel#: 2025291850000S0127

Inspection Date: 7/25/2025

Inspector: Olivia Ranseen

No. of Stories: 2

Elevated: No

Occupied: Yes

Neighborhood: Commercial

Date of Construction: Unknown

Elevation from Street: At grade

Address: 600 S Thacker Ave

Observations: 2-story office and warehousing space housing multiple businesses. Large parking lots are located in front of and behind building. Located on street with curb and gutter system.

Land Use: Commercial

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Concrete or steel frame (unclear)

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

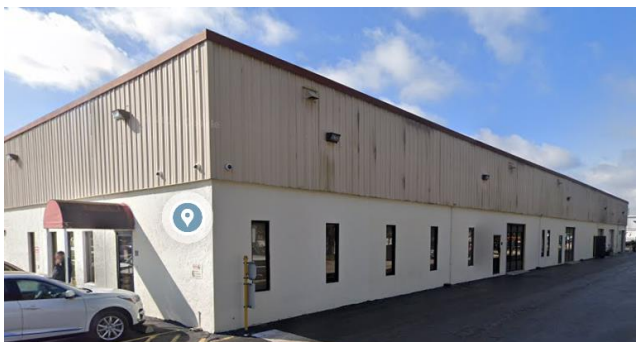
Foundation Type Notes:

Condition of Foundation: Good

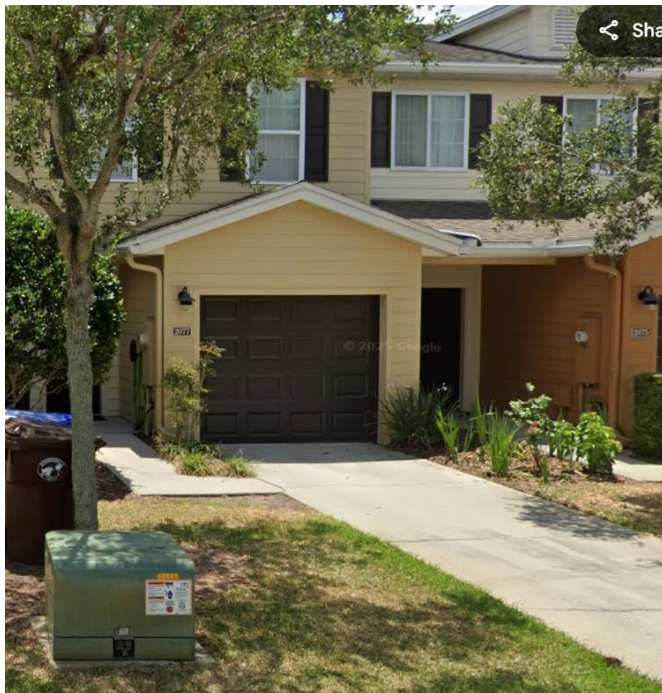
HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 9****Parcel#:** 202529109100010200**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2075 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 9****Parcel#:** 202529109100010190**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2077 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 9****Parcel#:** 202529109100010180**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2079 Boca Palms Circle

Observations:2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.**Land Use:**

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:** 202529109100010170**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2081 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 9****Parcel#:** 202529109100010130**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2089 Boca Palms Circle

Observations:2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.**Land Use:**

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

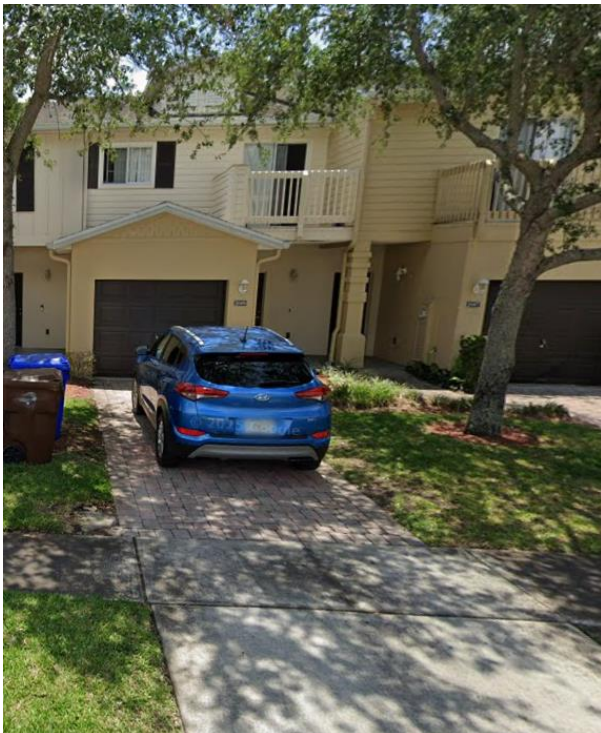
Unknown

Vents:

No

Complete:

Yes





RepLossArea: 9

Parcel#: 202529109100010100

Inspection Date: 7/25/2025

Inspector: Olivia Ranseen

No. of Stories: 2

Elevated: No

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 2095 Boca Palms Circle

Observations: 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

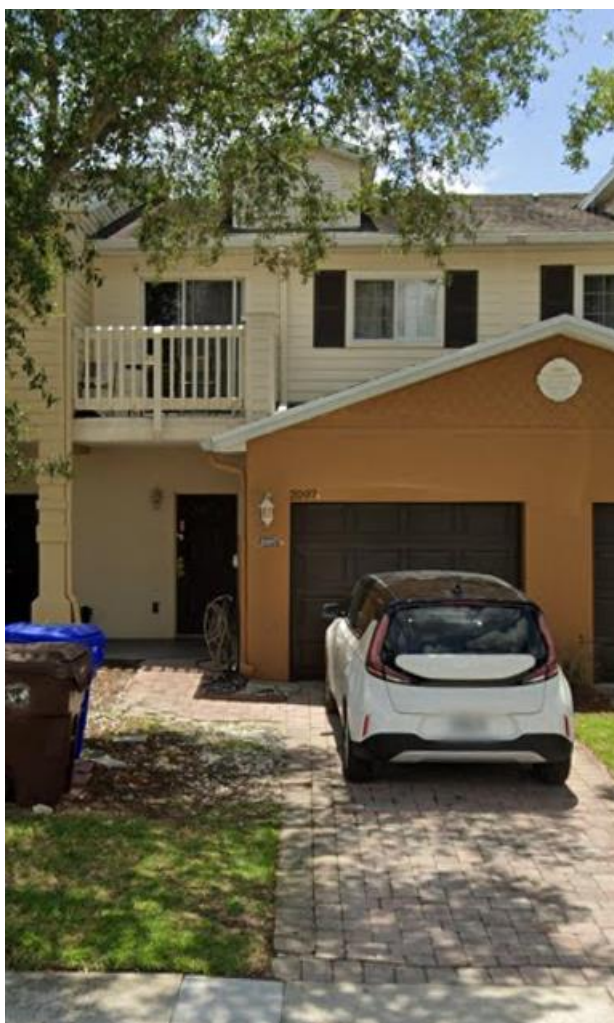
Condition of Foundation: Good

HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 9****Parcel#:** 202529109100010090**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2097 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes



RepLossArea: 9

Parcel#: 202529109100010090

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2109 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:** 202529109100010220**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2071 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



RepLossArea: 9

Parcel#:202529109100010210

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories: 2

Elevated:

No

Occupied: Yes

Neighborhood:

Residential

Date of Construction: Unknown

Elevation from Street:

At grade

Address: 2073 Boca Palms Circle

Observations: 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 9****Parcel#:**202529109100010160**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories: 2**Elevated:**

No

Occupied: Yes**Neighborhood:**

Residential

Date of Construction: Unknown**Elevation from Street:**

At grade

Address: 2083 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes



RepLossArea: 9

Parcel#:202529109100010150

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2085 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:**202529109100010140**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2087 Boca Palms Circle

Observations:2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.**Land Use:**

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes





RepLossArea: 9

Parcel#:202529109100010120

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2091 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:**202529109100010110**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories: 2**Elevated:**

No

Occupied: Yes**Neighborhood:**

Residential

Date of Construction: Unknown**Elevation from Street:**

At grade

Address: 2093 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

RepLossArea: 9

Parcel#:202529109100010080

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2099 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:**202529109100010070**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2101 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes



RepLossArea: 9

Parcel#:202529109100010060

Inspection Date: 7/25/2025

Inspector:

Olivia Ranseen

No. of Stories: 2

Elevated:

No

Occupied: Yes

Neighborhood:

Residential

Date of Construction: Unknown

Elevation from Street:

At grade

Address: 2103 Boca Palms Circle

Observations: 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 9****Parcel#:**202529109100010050**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 2**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 2105 Boca Palms Circle**Observations:** 2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 9****Parcel#:**202529109100010040**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2107 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

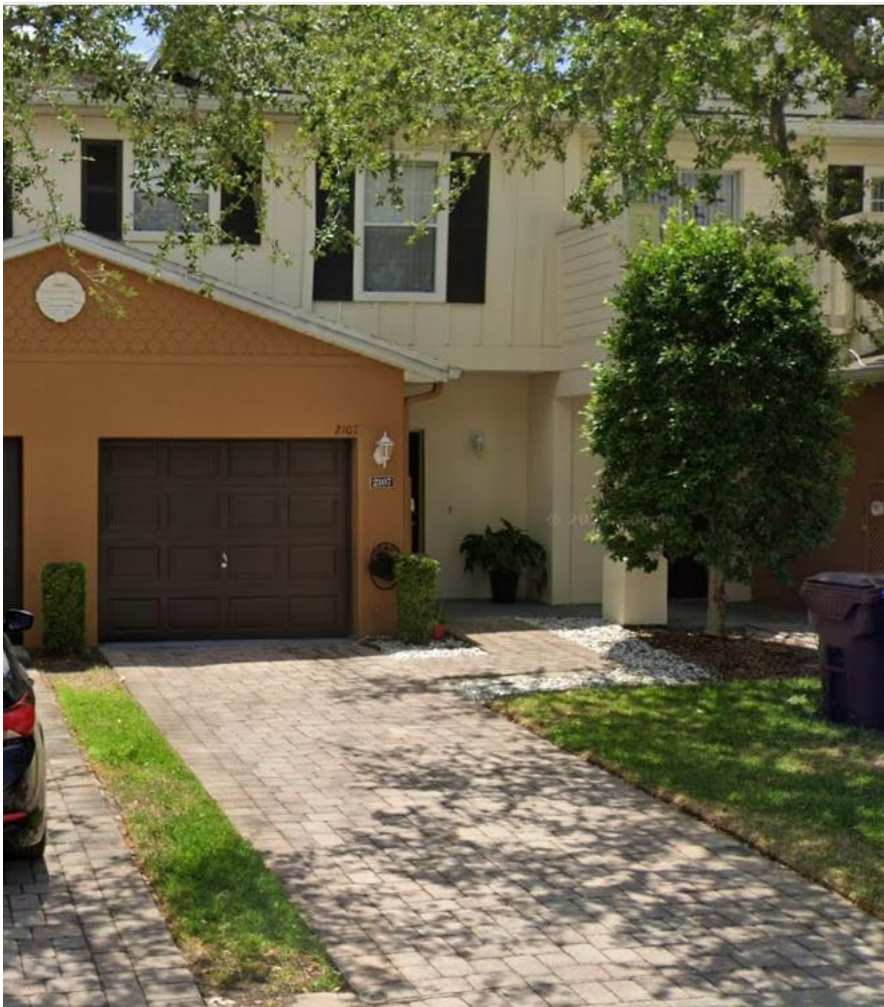
Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:**202529109100010020**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2111 Boca Palms Circle

Observations:2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter.**Land Use:**

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 9****Parcel#:**202529109100010010**Inspection Date:** 7/25/2025**Inspector:**

Olivia Ranseen

No. of Stories:

2

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

2113 Boca Palms Circle

Observations:

2-story attached home at grade with front driveway. Has downspouts.
Located on street with curb and gutter. Borders retention pond.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



RepLossArea: 10

RepParcel#: 212529204000010250

Inspection Date: 7/24/2025

Inspector: Olivia Ranseen

No. of Stories: 1

Elevated: No

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 315 N Emory Ave

Observations: 1-story ranch home at grade with front and side driveway. No downspouts. Located on street with curb and gutter. Difficult to discern details as vehicles are obstructing view. Across the street from a pond and stream.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Fair

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Unknown

HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 10****Parcel#:** 212529204000010240**Inspection Date:** 7/24/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

313 N Emory Ave

Observations:

1-story home at grade with front driveway. Unclear if house has downspouts. Located on street with curb and gutter. Across the street from a pond and stream.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 10****Parcel#:** 212529204000010220**Inspection Date:** 7/25/2025**Inspector:** Olivia Ranseen**No. of Stories:** 1**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 311 N Emory Ave**Observations:** 1-story home at grade with front driveway. Has downspouts. Located on street with curb and gutter. Across the street from a pond and stream.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 10****Parcel#:** 212529204000010210**Inspection Date:** 7/25/2025**No. of Stories:**

1

Occupied:

Yes

Date of Construction:

Unknown

Address:

309 N Emory Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter. Across the street from a pond and stream.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Unknown

HVAC:

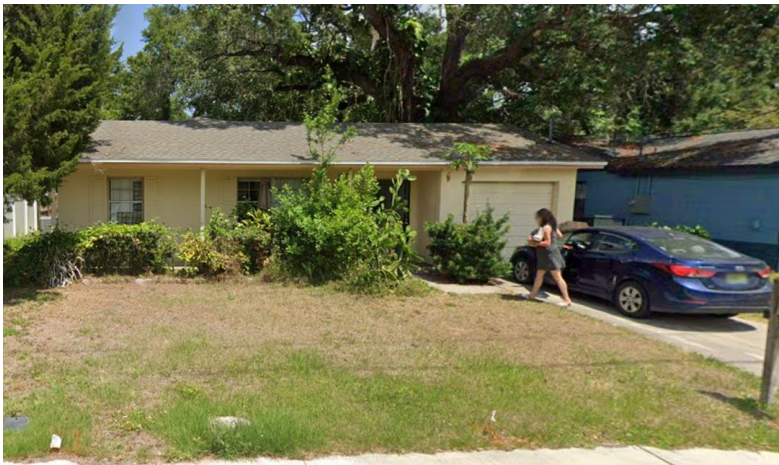
Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 10****Parcel#:** 212529204000010210**Inspection Date:** 7/25/2025**No. of Stories:**

1

Occupied:

Yes

Date of Construction:

Unknown

Address:

223 N Emory Ave

Observations:

1-story home at grade with front driveway. Located on street with curb and gutter and has storm drain in front of property. Across the street from a pond and stream.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Unknown

HVAC:

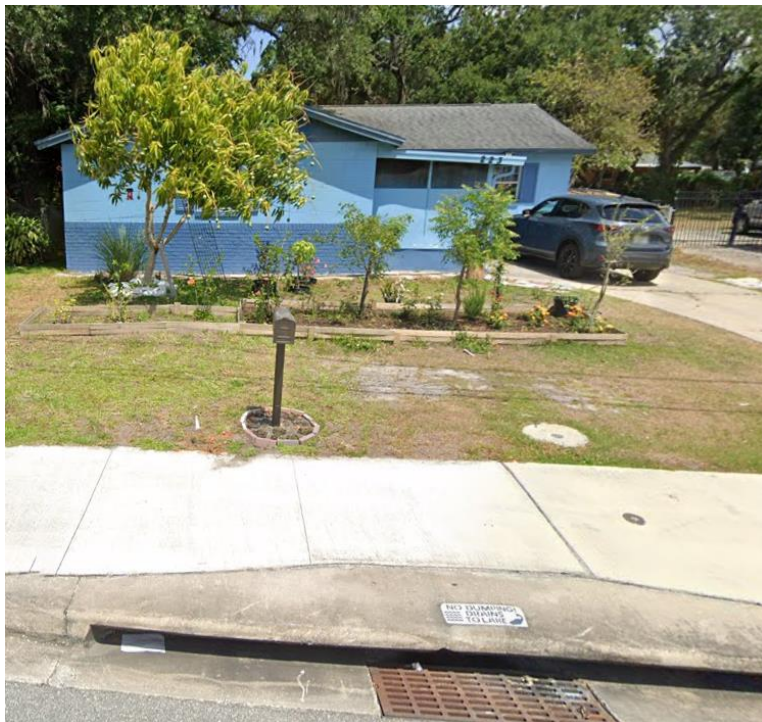
Unknown

Vents:

No

Complete:

Yes





RepLossArea: 10

Parcel#: 212529204000010190

Inspection Date: 7/25/2025

No. of Stories:

1

Occupied:

Yes

Date of Construction:

Unknown

Address:

221 N Emory Ave

Observations:

1-story home at grade with front driveway. Has downspouts. Located on street with curb and gutter. Across the street from a pond and stream.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Unknown

HVAC:

Unknown

Vents:

No

Complete:

Yes



RepLossArea: 11

RepParcel#: 2125291280000D0070

Inspection Date: 7/24/2025

Inspector: Olivia Ranseen

No. of Stories: 1

Elevated: No

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 5 N Palm Ave

Observations: 1-story ranch home at grade with front driveway. No downspouts or clear drainage features on property. Has curb and gutter in front of house.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Poor

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Unknown

HVAC: Not elevated/at grade or minimal difference

Vents: No

Complete: Yes



RepLossArea: 11

Parcel#: 2125291280000D0050

Inspection Date: 7/24/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

15 N Palm Ave

Observations:

1-story ranch home at grade with front driveway. Has downspouts. House is located on a street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Unknown

HVAC:

Elevated above first floor

Vents:

No

Complete:

Yes



RepLossArea: 11

Parcel#: 2125291280000D0040

Inspection Date: 7/24/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1616 Verona St

Observations:

1-story ranch home at grade with front driveway. No downspouts. House is located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Fair

Foundation Type:

Slab-on-grade

Foundation Type Notes:

Condition of Foundation:

Unknown

HVAC:

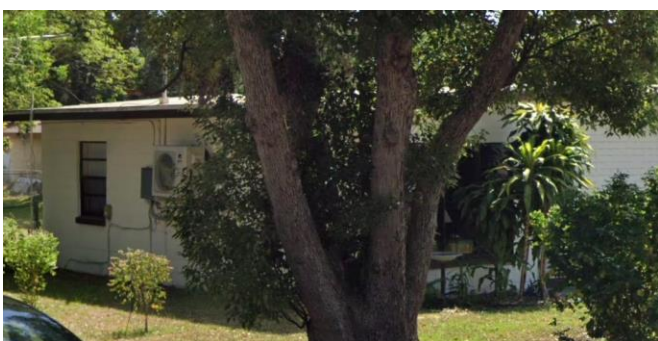
Elevated above first floor

Vents:

No

Complete:

Yes



**RepLossArea: 11****Parcel#:** 2125291280000D0090**Inspection Date:** 7/24/2025**No. of Stories:**

1

Occupied:

Yes

Date of Construction:

Unknown

Address:

1611 Emmett St

Observations:

1-story ranch home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Concrete

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

Unknown

Vents:

No

Complete:

Yes





RepLossArea: 11

Parcel#: 2125291280000D0090

Inspection Date: 7/24/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

Yes. 1 ft

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1608 Verona Street

Observations:

1-story ranch home at grade with front driveway. No downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Fair

Foundation Type:

Crawlspace floor at or above grade on at least 1 side

Foundation Type Notes:

Condition of Foundation:

Unknown

HVAC:

Window unit

Vents:

No

Complete:

Yes



RepLossArea: 11

Parcel#: 2125291280000D0090

Inspection Date: 7/24/2025

Inspector:

Olivia Ranseen

No. of Stories:

1

Elevated:

Yes. 1 ft

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1614 Verona Street

Observations:

1-story home at grade with gravel driveway No downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:

Adequate Vents Present:

N/A

Structure Type:

Wood frame

Structure Type Notes:

Condition of Structure:

Fair

Foundation Type:

Crawlspace floor at or above grade on at least 1 side

Foundation Type Notes:

Condition of Foundation:

Unknown

HVAC:

Not elevated/at grade or minimal difference

Vents:

No

Complete:

Yes



**RepLossArea: 11****Parcel#:** 2125291280000D0090**Inspection Date:** 7/24/2025**No. of Stories:**

1

Occupied:

Yes

Date of Construction:

Unknown

Address:

1617 Emmett St

Observations:

1-story home at grade. No downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Concrete

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

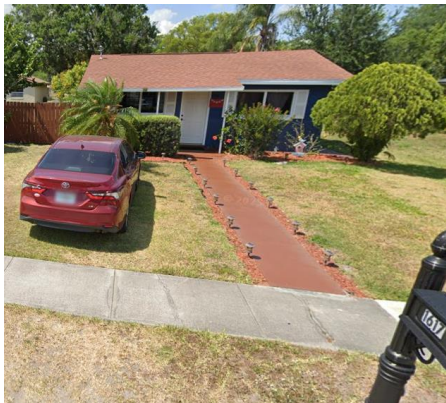
Unknown

Vents:

No

Complete:

Yes



RepLossArea: 12

RepParcel#: 2125292090000A0050

Inspection Date: 7/24/2025

Inspector: Olivia Ranseen

No. of Stories: 1

Elevated: No

Occupied: Yes

Neighborhood: Residential

Date of Construction: Unknown

Elevation from Street: At grade

Address: 1501 Bryan Street

Observations: 1-story ranch home at grade with front driveway. Has downspouts. Located on street with curb and gutter.

Land Use: Single-family residential

Land Use Notes:

Adequate Vents Present: N/A

Structure Type: Wood frame

Structure Type Notes:

Condition of Structure: Good

Foundation Type: Slab-on-grade

Foundation Type Notes:

Condition of Foundation: Good

HVAC: Unknown

Vents: No

Complete: Yes



**RepLossArea: 12****Parcel#:** 2125292090000A0055**Inspection Date:** 7/24/2025**Inspector:** Olivia Ranseen**No. of Stories:** 1**Elevated:** No**Occupied:** Yes**Neighborhood:** Residential**Date of Construction:** Unknown**Elevation from Street:** At grade**Address:** 1505 Bryan Street**Observations:** 1-story ranch home at grade with front driveway. No downspouts. Located on street with curb and gutter.**Land Use:** Single-family residential**Land Use Notes:****Adequate Vents Present:** N/A**Structure Type:** Wood frame**Structure Type Notes:****Condition of Structure:** Good**Foundation Type:** Slab-on-grade**Foundation Type Notes:****Condition of Foundation:** Good**HVAC:** Unknown**Vents:** No**Complete:** Yes

**RepLossArea: 12****Parcel#:** 2125292090000A0130**Inspection Date:** 7/24/2025**Inspector:**

Olivia Ranseen

No. of Stories:

1

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1507 Bryan Street

Observations:

1-story ranch home at grade with front driveway. No downspouts. Located on street with curb and gutter.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Good

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Good

HVAC:

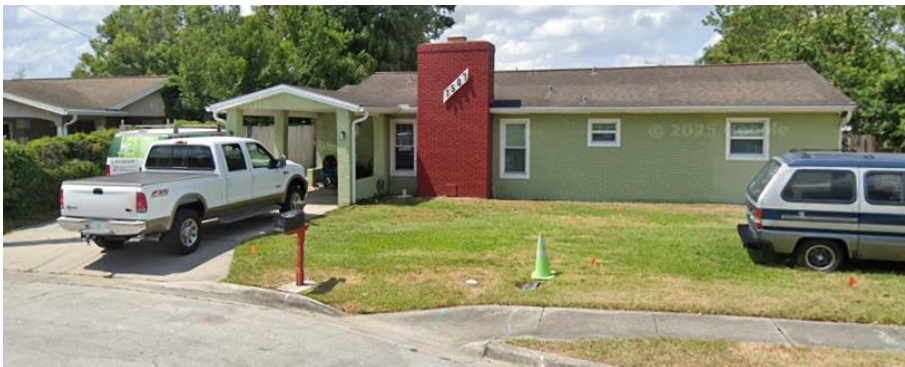
Unknown

Vents:

No

Complete:

Yes



**RepLossArea: 12****Parcel#:** 2125292090000A0110**Inspection Date:** 7/24/2025**No. of Stories:**

1

Inspector:

Olivia Ranseen

Elevated:

No

Occupied:

Yes

Neighborhood:

Residential

Date of Construction:

Unknown

Elevation from Street:

At grade

Address:

1509 Bryan Street

Observations:

1-story ranch home at grade with front driveway. Has downspouts. Located on street with curb and gutter. Difficult to see property as it's hidden by overgrowth.

Land Use:

Single-family residential

Land Use Notes:**Adequate Vents Present:**

N/A

Structure Type:

Wood frame

Structure Type Notes:**Condition of Structure:**

Unknown

Foundation Type:

Slab-on-grade

Foundation Type Notes:**Condition of Foundation:**

Unknown

HVAC:

Unknown

Vents:

No

Complete:

Yes





Substantial Damage Management Plan

CITY OF KISSIMMEE, FL



2025

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1 INTRODUCTION

Section 1 provides a general introduction to the Kissimmee Substantial Damage Management Plan. This section consists of the following subsections:

- ◆ 1.1 Background
 - ◆ 1.2 Scope
 - ◆ 1.3 Organization of the Plan
 - ◆ 1.4 Definitions
-

1.1 BACKGROUND

Kissimmee has undertaken a substantial damage management planning process to provide a framework for assessing buildings for substantial damage after a disaster and to provide proactive measures to protect buildings from flood damage before the next disaster. This Substantial Damage Management Plan provides procedures for enforcement of substantial damage requirements, in accordance with the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), the Florida Department of Emergency Management (FDEM), and Section 14-9-1 of the City of Kissimmee Code of Ordinances, which contains the City's floodplain management regulations and substantial damage requirements.

FEMA does not make substantial damage estimates but provides tools and resources to assist local officials in estimating substantial damage. It is the responsibility of the local floodplain manager or building official to make these estimates. At a minimum, every community that participates in the NFIP must determine substantial damage to every severely damaged building in the Special Flood Hazard Area (SFHA) regardless of the cause of damage, whether it be from wind, fire, flood, or other events.

Kissimmee will utilize its floodplain management regulations in combination with the Florida Building Code to bring a substantially damaged building into compliance.

Beyond the required enforcement of substantial damage, this plan identifies specific areas and buildings within Kissimmee that may be subject to substantial damage and provides long-term mitigation actions to protect buildings and reduce future flood damages. Additionally, this plan aims to make the public more aware of flood hazards and help to educate the public and elected officials on the requirements for substantial damage. This plan is designed to improve awareness of the substantial damage process including pre-substantial damage efforts such as public engagement and mitigation, as well as post-substantial damage efforts, such as evaluating damaged buildings and enforcing floodplain management standards. The goal for Kissimmee is to become more disaster resistant and resilient.

1.2 SCOPE

The Kissimmee, FL Substantial Damage Management Plan meets the requirements of FEMA's Community Rating System (CRS) program's six-step planning process. Those planning steps include:

- 1 Assess vulnerability to substantial damage
- 2 Assemble a substantial damage team
- 3 Identify post-flood efforts related to substantial damage
- 4 Build a property database for substantial damage estimates

- 5 Identify pre-flood mitigation actions
- 6 Implement and update the plan

This planning process was conducted under the supervision of the Kissimmee Floodplain Administrator, Community & Economic Development staff, and Public Services staff.

1.3 ORGANIZATION OF THE PLAN

The Kissimmee Substantial Damage Management Plan is organized as follows:

- ◆ Section 1 Introduction
 - ◆ Section 2 Substantial Damage Vulnerability
 - ◆ Section 3 Substantial Damage Management Team
 - ◆ Section 4 Pre-Event Action
 - ◆ Section 5 Post-Event Substantial Damage Actions
 - ◆ Section 6 Property Database
 - ◆ Section 7 Plan Evaluation and Implementation
-

1.4 REGULATORY AND LEGISLATIVE AUTHORITY

Kissimmee Code of Ordinances Chapter 14-2 provides the City's definitions for substantial damage and substantial improvement. Section 14-9-1 of the Kissimmee Code of Ordinances outlines floodplain management standards and development requirements for FEMA flood zones, gives procedures for enforcement of substantial damage and substantial improvement, and outlines the responsibilities of the Floodplain Administrator.

In addition to City-specific regulations, the Florida Building Code 8th Edition guides development across the City of Kissimmee and regulates the construction of buildings, including those which need to be rebuilt after they have been substantially damaged. The provisions of the Florida Building Code apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Kissimmee's Terms Defined, found in the [Code of Ordinances Chapter 14-2](#), provide the following definitions related to substantial damage:

The 1998 Florida Legislature amended chapter 553, *Florida Statutes*, Building Construction Standards, to create a single state building code that is enforced by local governments. As of March 1, 2002, the *Florida Building Code*, which is developed and maintained by the Florida Building Commission, supersedes all local building codes. The *Florida Building Code* is updated every three years and may be amended in the interim in accordance with criteria set out in section 553.73, Florida Statutes.

- **Substantial damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (Also defined in Florida Building Code, B, Section 1612.2.)
- **Substantial improvement:** Any combination of repairs, reconstruction, alteration or improvements to a building, in which the cumulative cost equals or exceeds 50 percent of the market value of the building. The market value of the building should be:
 - A. The appraised value of the building prior to the start of the initial repair or improvement; or

- B. In the case of damage, the value of the building prior to the damage occurring.
 - This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. For the purpose of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include any project for improvement of a building required to comply with existing health, sanitary or safety code specifications which have been identified by the code enforcement official and which are solely necessary to assure safe living conditions. The term also does not include any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Kissimmee's Terms Defined also provide the following definition of market value, which is referenced in both of the above definitions and used when making substantial damage and substantial improvement determinations:

- **Market value:** The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this section, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

Market value is determined by the Ocoola County Property Assessor, prepared by a qualified independent appraiser, or established by actual cash value.

2 SUBSTANTIAL DAMAGE VULNERABILITY

Section 2 reviews the major flooding issues within Kissimmee that can cause substantial damages, describes past substantial damage and substantial improvement in the community, examines areas where substantial damage may occur, and identifies the buildings in the Special Flood Hazard Area (SFHA) that may be vulnerable to substantial damage in the future.

2.1 PRIMARY FLOOD RISKS

Flooding in Kissimmee is primarily related to heavy rainfall associated with tropical storms and thunderstorm events. A description of the causes of flooding is provided below:

- **Riverine Flooding:** The City of Kissimmee has streams and creeks that are susceptible to overflowing their banks during and following excessive precipitation events. While flash flooding caused by surface water runoff is not uncommon in Kissimmee, riverine flood events will cause significantly more damage and economic disruption for the area.
- **Hurricanes and Tropical Storms:** Hurricanes and tropical storms typically pose the greatest threat to Florida because of their relatively high frequency and potential to cause widespread casualties and property/infrastructure damage. While the City of Kissimmee is inland, it can still experience high winds and heavy rainfalls associated with hurricanes.
- **Stormwater Flooding:** Localized stormwater flooding can occur throughout Kissimmee and occurs when heavy rainfall and an accumulation of runoff overburden the stormwater drainage system. Stormwater flooding in Kissimmee can be attributed to its generally flat topography, abundance of water features, and the large amount of developed and impervious land, which limits ground absorption and increases surface water runoff.

The Kissimmee Repetitive Loss Area Analysis maps areas of repetitive flooding. Flood risk area maps from these documents are provided in Figure 2-1 and Figure 2-2, and indicate the primary flood risk areas in the community.

Figure 2-1 – Flood Hazard Areas

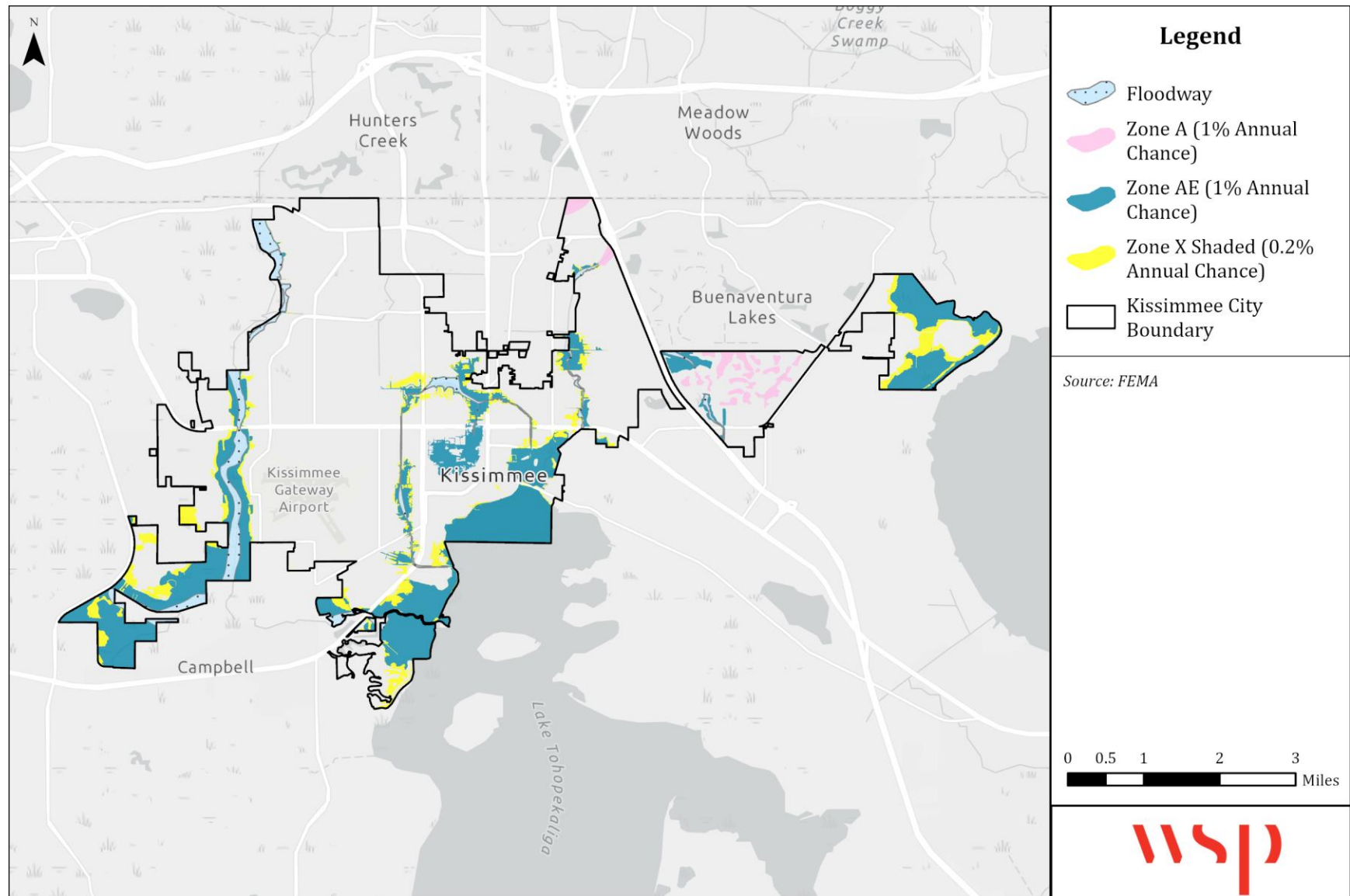
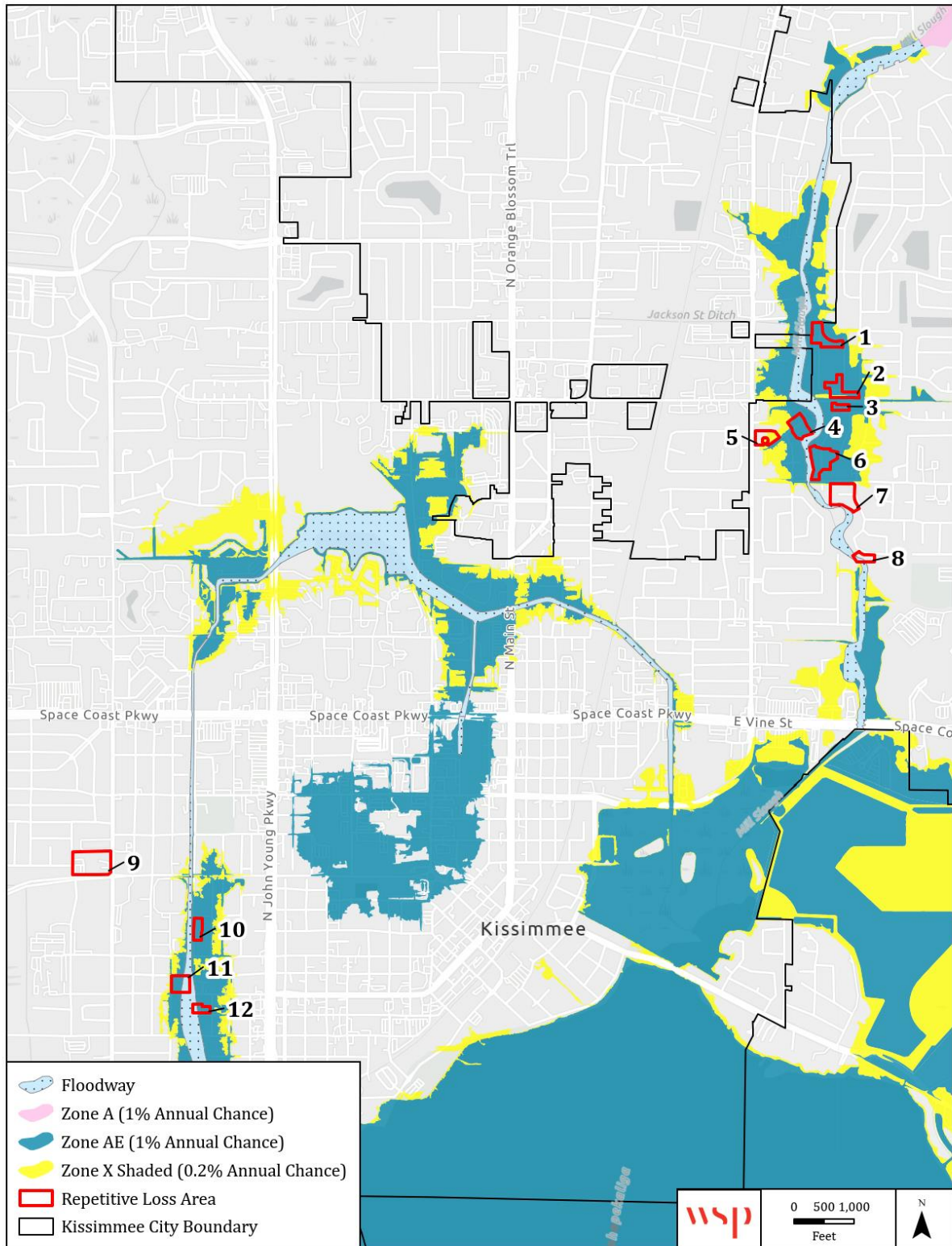


Figure 2-2 - Kissimmee Repetitive Loss Areas and Effective FIRM Flood Zones



2.2 PRIOR SUBSTANTIAL DAMAGE

2.2.1 FLOOD DAMAGE HISTORY

According to NOAA's [National Centers for Environmental Information \(NCEI\) Storm Events Database](#), Ocala County has experienced 33 flood events in the 30 years between January 1996 and January 2025. These events are summarized by type in Table 1

Table 1 – Flood Event History in Ocala County, 1996-2025

Event Type	Event Count	Deaths	Injuries	Property Damages
Flash Flood	12	1	0	\$980,000
Flood	8	1	0	\$249,830,000
Heavy Rain	4	0	0	\$0
Hurricane	1	0	0	\$0
Tropical Depression	2	0	0	\$0
Tropical Storm	6	0	0	\$101,100,000
Total	33	1	0	\$351,910,000

While some of these events may have impacted only a portion of the County, many were countywide and may have impacted Kissimmee. These events are indicative of the type and frequency of flood-related events that have and will likely continue to impact Kissimmee.

2.2.2 PRIOR SUBSTANTIAL DAMAGE DETERMINATIONS

As stated above, Kissimmee has experienced many damaging flood events in the past. There have been 39 substantial damage claims that have had NFIP coverage.

Substantial damage and substantial improvements continue to be determined based on the assessed market value compared to the cost of improvement or damage repairs. The floodplain administrator will determine and document whether proposed work constitutes substantial improvement or repair of substantial damage and notify the property owner. See Section 3.1 for further details on how The City tracks substantial damage and improvements.

2.3 SUBSTANTIAL DAMAGE AREAS

Kissimmee identified areas at risk of substantial damage from flooding to estimate and prepare for potential future substantial damage determinations. The planning team reviewed all buildings in the SFHA to determine those that are likely to be substantially damaged. The team considered a variety of flood factors, including known areas of flood risk discussed in Section 2.1, as well as building characteristics that could make a structure more susceptible to substantial damage.

Through this evaluation, Kissimmee developed a list of 2,724 buildings within the SFHA that have the potential to be substantially damaged. This list includes the following:

- Buildings in the SFHA that were built pre-Flood Insurance Rate Map (FIRM) (7/2/1981)
- Buildings in the SFHA located in identified repetitive loss areas

A map of these buildings is stored within a GIS application. See Appendix B for the complete list of these properties that have the potential to be substantially damaged and a map of their approximate locations. See an overview map of all property vulnerable to substantial damage in Figure 2-3.

The list of properties in substantial damage areas includes 2,396 residential properties and 318 non-residential properties. This list excludes government owned buildings and only accounts for privately owned buildings. Most are single family residential structures, however, the list also includes apartment buildings and condominiums, private schools, commercial buildings, multi-unit office buildings, and shopping centers. The exact foundation type was not able to be determined for each building, however it is assumed that around 90% of foundations are slab on grade and 10% are crawl space. Construction material for most buildings seem to include concrete or block.

Table 2 summarizes the count of residential and non-residential properties by their use description.

Table 2 - Summary of Property Vulnerable to Substantial Damage

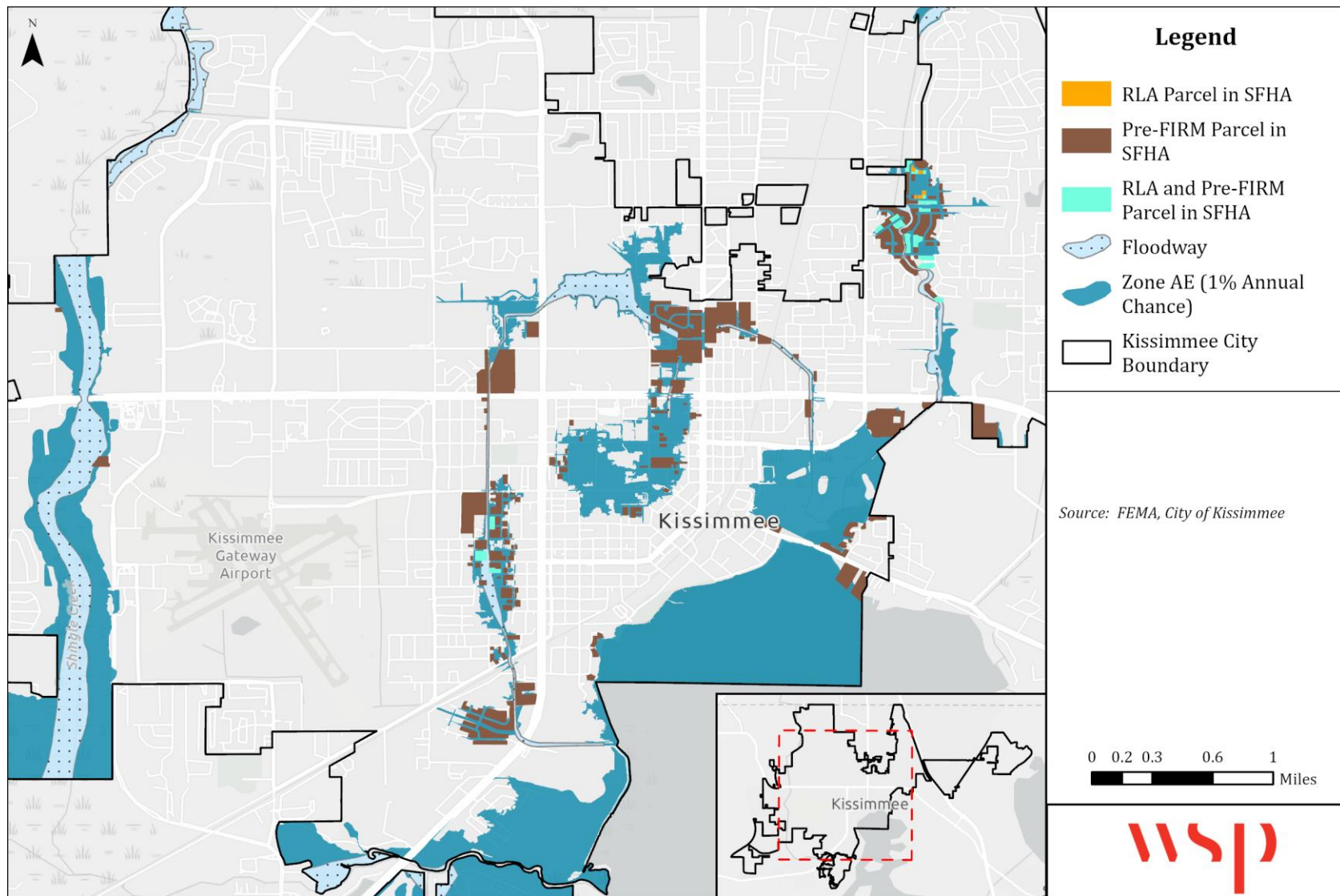
Property Use/Description	Property Count
Residential	2,396
Single Family	2,223
Town House	129
Manufactured/Mobile Home	8
Duplex	36
Non-Residential	318
Automotive Sales/Repairs	12
Commercial Building	29
Hospitals	3
Multi-Unit Office/Commercial	9
Multi-Unit Office/Medical	62
Office Building	31
Nursing Home	3
Private School	14
Religious Buildings	5
Self-Storage	5
Shopping Center	10
Warehouse	6
Multi-Family Residential*	129

*For purposes of the FEMA's Substantial Damage Estimator (SDE) tool data collection, multi-family buildings are categorized as non-residential. This includes apartment buildings and condominiums. Residential buildings include single-family, town houses, duplexes, row homes, and manufactured homes. The differences between these two types of structures (single-family and multi-family) are not based on use or appearance, but on the design and building materials.

The majority of this building attribute data is retrieved from the City's parcel database. This data is updated continually and will be updated post-event, if needed.

Many of the structures in the SFHA that are reported damaged will likely be included in this potential substantial damage database. These properties will be uploaded into FEMA's Substantial Damage Estimator (SDE) tool, discussed further in Section 6. Code Enforcement will have access to the pre-populated database after an event occurs and they perform initial damage assessments.

Figure 2-3 - Property Vulnerable to Substantial Damage



3 SUBSTANTIAL DAMAGE MANAGEMENT TEAM

Section 3 describes how Kissimmee’s substantial damage management team was formed, what roles and tasks constitute the substantial damage management process, how the team will function if a flood or other damaging event occurs, and how the team will be augmented with additional resources if needed. It consists of the following subsections:

- ◆ 3.1 Staff and Resource Needs
- ◆ 3.2 Roles and Responsibilities

3.1 STAFF AND RESOURCE NEEDS

Staff and resource needs for substantial damage management are based on the City’s substantial damage management process. The major steps of this process and the associated staff and resource needs are summarized in Table 3. Note that staff needs will scale up as necessary depending on the magnitude of the flood event.

See Section 4 for more details on pre-event actions related to substantial damage and Section 5 for more details on post-event actions.

Table 3 – Staff and Resource Needs for Substantial Damage Management

Process Step	Staff/Department and Resource Needs
Pre-Event	
1. Outreach: Regular flood-related outreach is coordinated through a unified Multi-Jurisdictional Program for Public Information (MJ-PPI) that includes Ocala County, City of Kissimmee, and St. Cloud. The MJ-PPI provides materials to educate residents, property owners, and public officials about substantial damage. Hurricane-specific flyers are sent out every May.	City’s Strategic Communications Office, Multi-Jurisdictional Program for Public Information Working Group (<i>Strategic Communications Office, Public Works & Engineering Department</i>), Floodplain Administrator, Building Official (<i>Development Services Department</i>)
2. Coordination and Training: The City coordinates with other jurisdictions and outside resources to establish plans for mutual aid or on-call support. Ongoing training ensures the Substantial Damage Management Team is prepared for post-event action. Complete annual training on Crisis Track.	Floodplain Administrator, Building Official (<i>Development Services Department</i>), Division of Emergency Preparedness, Ocala County Emergency Management
3. Pre-Event Monitoring: For flood events, the City independently monitors water levels around the community. The Stormwater Division uses information from these monitoring stations to collect data from real-time gages at various locations around the City. The City also coordinates with Osceola County Emergency Management for monitoring impending storm events and estimates of areas likely to be impacted.	Emergency Preparedness Manager (<i>Division of Emergency Management</i>), Osceola Emergency Management

Process Step	Staff/Department and Resource Needs
Post-Event	
1. Communication: Outreach regarding event impacts and substantial damage permit requirements is provided via multiple public information outlets (social media, website, alert systems, etc.). The Strategic Communications Office will issue press releases and coordinate with the County. Residents can search their address for relevant reports based on where they live (available on City's website). Flyers with general substantial damage information are distributed in impacted areas.	City's Strategic Communications Office, Floodplain Administrator, Building Official (<i>Development Services Department</i>), Osceola Emergency Management, ALERT Kissimmee/ALERT Osceola
2. Windshield Survey/Initial Impact Evaluation: Immediately post-event, Police and Fire staff conduct a windshield survey.	Police Department, Fire Department(s)
3. Initial Damage Assessments: Code Enforcement and Emergency Management staff are sent to do initial damage assessments, which categorize property damages. Staff use Crisis Track software to assess damage. Osceola County Property Appraiser will support when more assistance is needed.	Code Enforcement Division, Osceola County Emergency Management, Osceola County Property Appraiser, Crisis Track (disaster management software)
4. Substantial Damage Determinations: Any properties with more than minor damages will require further evaluation for substantial damage. These properties will be sent to the Building Division, which will send teams of two for field investigations to record detailed data for substantial damage determinations using FEMA's Substantial Damage Estimator (SDE) criteria.	Floodplain Administrator, Building Official and staff (<i>Building & Permitting Division</i>), Code Enforcement Division, Osceola County Emergency Management, Damage Assessment Team
5. Property Owner Notifications: All properties in affected areas receive a flyer about substantial damage. Data will be collected on damaged properties and uploaded to the County. Letters will be sent to property owners notifying them of the substantial damage determination.	Floodplain Administrator, Building Official and staff (<i>Building & Permitting Division</i>)
6. Property Flags: The Floodplain Administrator maintains a spreadsheet to track substantially damaged properties. When they receive a permit request for approval, it is flagged by the Floodplain Administrator for review.	Floodplain Administrator, Building Official (<i>Building & Permitting Division</i>), Code Compliance Division
7. Appeals: Property owners can appeal the substantial damage determination at the time they submit a permit application if they feel an error has been made. Requests for appeals are handled by the Public Works Director and appeals are decided by the Board of Adjustment.	Public Works Director (<i>Public Works and Engineering</i>), Floodplain Administrator, Board of Adjustment

The process noted above should be started no later than two weeks after an event and completed within four weeks; however, the timeline for completion is highly dependent on the scale of the event and its impacts. Additional time and/or additional resources may be needed for major disasters with significant impacts in the City. Given the estimate of buildings that have the potential to be substantially damaged reported in Section 2.3, the maximum number of buildings that the City would expect to receive substantial damage assessments is 2,724. Assuming a two-person team can complete 20 inspections per

day, the City would need at least five teams to complete inspections of all these properties within a four-week timeframe. The actual count of properties requiring substantial damage assessments is likely to be smaller as no single event is expected to cause such widespread damage.

Regardless of the scale of impacts, the City will strive to complete substantial damage determinations as quickly as possible because this information is essential to have prior to any requests for building permits for repairs. Additionally, this information will inform how much grant funding might be needed for potential post-disaster mitigation.

3.2 ROLES AND RESPONSIBILITIES

3.2.1 OVERALL RESPONSIBILITY FOR SUBSTANTIAL DAMAGE MANAGEMENT

The Kissimmee Floodplain Administrator is responsible for administration of the floodplain ordinance, and the Kissimmee Permits & Inspections Division is responsible for issuing permits. As such, the Floodplain Administrator and the Building Official will lead the City's substantial damage management strategy.

According to Kissimmee's Floodplain Management Regulations, found in the [Code of Ordinances Chapter 14-9-1](#), the Floodplain Administrator is responsible for reviewing development applications and plans for new development and modifications of existing development to ensure compliance with the regulations. For building permit applications to improve existing buildings, the Building Division has the following responsibilities, as specified in Section 14-9-1 (d):

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this section is required.

In this process, the Code Enforcement Division is responsible for identifying substantial damage and substantial improvements. The Floodplain Administrator tracks substantial damage and substantial improvements identified by the Code Enforcement Division and ensures compliance with regulatory requirements for flood resistant construction.

Substantial damages are currently tracked manually by the Floodplain Administrator. Any time a permit application is submitted for a property that has been flagged for substantial damage, the Floodplain Administrator reviews the request. Building Division staff will check the property file for past permits, check Property Appraiser data for current market value, and evaluate whether the work constitutes a substantial improvement.

3.2.2 SUBSTANTIAL DAMAGE MANAGEMENT TEAM

The following is a list of team members and their responsibilities for substantial damage management:

- Floodplain Administrator
 - Lead substantial damage management strategy
 - Coordinate outreach through the Multi-Jurisdictional Program for Public Information (MJ-PPI) to educate the public about substantial damage
 - Coordinate with other jurisdictions and resources to establish mutual aid or on-call support
 - Provide training and outreach to the staff and contractors
 - Review development applications and plans for new development and modifications of existing development to ensure compliance with the regulations
 - Process, maintain, and track permits
 - Track and identify substantial damage and substantial improvements
 - Notify residents that their property has been determined to be substantially damaged
 - Notify residents of permitting procedures for rebuilding
 - Assist County in any requests for appeals from property owners
 - Take corrective action necessary to ensure compliance
- Code Enforcement Division
 - Leads substantial damage assessments using Crisis Track
 - Conduct follow up assessment to record data necessary to determine level of damage and process for moving forward
 - Collaborate with Building Official and County Property Appraiser on damage assessments
 - Maintain software that manages substantial damage data for flagged properties
- Building Division
 - Support Code Enforcement Division when needed with damage assessments
- Osceola County Property Appraiser
 - Assist Code Enforcement Division with substantial damage assessments
- Osceola County Emergency Management
 - Continue to coordinate with city on damage assessments
 - Collaborate with City on messaging – pre, during, and post event.
- Fire Department(s) and Police Department
 - Complete windshield survey / initial impact evaluation
- Communications Director
 - Coordinate outreach through the City's PPI to educate the public about flood damage
 - Coordinate outreach regarding event impacts and substantial damage permit requirements
 - Provide information on substantial damage and substantial improvement to the public and property owners. Use multiple public information outlets (social media, website, alert systems, etc.)

3.2.3 ADDITIONAL STAFF AND RESOURCES

If local staffing resources are insufficient to complete the required number of inspections within a reasonable timeframe, the Floodplain Administrator, in conjunction with the City Manager, will work to obtain additional staff from neighboring communities. The City will establish mutual aid agreements to facilitate such support when the need arises. However, if no additional staff resources are available, The City may extend the completion timeline.

4 PRE-EVENT ACTION ON SUBSTANTIAL DAMAGE

Section 4 identifies the activities undertaken on a regular basis to notify, educate, and engage the public, community leaders, and local staff on substantial damage and the substantial damage management plan.

4.1.1 PROPERTY OWNER OUTREACH

Kissimmee maintains flood information on the City website, which can be found at <https://www.kissimmee.gov/Services/Disaster-Preparedness/Stormwater-Flood-Prevention>. This outreach includes an interactive map showing floodplain and floodway within Kissimmee, which identifies public works projects within the SFHA. The city also maintains a Survey 123 application, found on their website, which allows residents to report flooding in their area. Additionally, the page includes information on flood safety and preparedness.

As part of the Program for Public Information (PPI), Kissimmee developed a flood information brochure that is sent annually to all properties in the SFHA. “Know the substantial damage rules” is one of the PPI messages, and this message is included in the flood information brochure. This message is also included in outreach projects targeted toward other priority audiences identified in the PPI, including a flyer on substantial damage rules which is made available at five locations around the City and disseminated to flooded property owners during flood response operations.

The City has also developed outreach materials for distribution via social media to educate residents and property owners about substantial damage.

4.1.2 COMMUNITY LEADER ENGAGEMENT

Each year, after the annual review report for this plan is completed, the report and updated plan document will be shared with the City Commission. The Floodplain Administrator will also brief the City Commission on the City’s responsibilities for substantial damage and substantial improvement to meet the requirements of the NFIP.

4.1.3 CONSIDERATION OF MITIGATION ALTERNATIVES

The City plans for mitigation of substantially damaged properties through the Repetitive Loss Area Analysis (RLAA), and the Osceola County Local Mitigation Strategy (LMS).

The RLAA addresses mitigation for substantially damaged properties through the following mitigation recommendations for properties in repetitive loss areas:

- Public education and outreach
- Acquisition and demolition
- On-site stormwater management improvements (e.g., gutters, grading)
- Drainage improvements

The LMS provides strategies to incorporate flood mitigation in local planning, limit development in the floodplain, improve stormwater management planning, and reduce stormwater runoff.

The LMS identifies mitigation projects applicable to buildings in repetitive loss areas and pre-firm buildings impacted by the 1%-annual-chance flood. Strategies for property protection on an individual property level will include a building-by-building analysis as not all flood zones have identical buildings.

Each type of building will require different migration strategies. The City will review these adopted plans for mitigation options and will consult with planning committees and City staff post-event as needed to review and consider appropriate mitigation alternatives for buildings in each of the two substantial damage areas. Following are a selection of mitigation alternatives that will be considered by area.

MITIGATION ALTERNATIVES:

PRE-FIRM BUILDINGS IN THE SFHA:

It is estimated that most pre-FIRM buildings have slab-on-grade foundations. Building foundation is significant in determining appropriate mitigation, as building elevations are typically more difficult and costly for slab-on-grade foundations. Building elevations may still be considered on a case-by-case basis. For non-residential buildings, floodproofing is encouraged.

Acquisition and demolition is a viable option for high-risk properties where property owners are willing to participate. Elevation of electrical and mechanical equipment is encouraged for all vulnerable pre-FIRM properties.

REPETITIVE LOSS BUILDINGS IN THE SFHA:

Repetitive loss areas reflect buildings with similar flood conditions and areas of frequent flooding. Mitigation projects may be able to benefit multiple structures and prevent greater losses in these areas. Therefore, any substantial damages in repetitive loss areas will be evaluated more broadly to identify opportunities for mitigation that could benefit the wider neighborhood. For example, drainage and stormwater improvements and other capital projects will be considered for these areas.

Acquisition and demolition are a viable option where property owners are willing to participate.

Elevation of electrical and mechanical equipment is encouraged for all properties in repetitive loss areas. This approach will reduce the cost and extent of damage thus lowering the potential for substantial damage to occur.

All residents and/or property owners of structures in repetitive loss areas are encouraged to purchase and maintain flood insurance.

5 POST-EVENT SUBSTANTIAL DAMAGE ACTIONS

5.1 COMMUNICATION AND COORDINATION

5.1.1 TEAM TRAINING

The substantial damage management team members and their areas of responsibility are defined in Section 3 of this document. The Floodplain Administrator will be designated as the Substantial Damage Manager. After a disaster, the Floodplain Administrator will schedule a meeting with the team as soon as possible to review roles and responsibilities and ensure all members are trained and have all necessary tools to carry out their work. This substantial damage team will be divided into smaller groups to assess the floodplain and structure damages. The Floodplain Administrator will work to acquire additional help, provide training, and delegate these assessments as needed.

To ensure all team members are adequately trained to complete their responsibilities, team members will complete the FEMA IS-0285 online course, which is available at https://emilms.fema.gov/is_0285/curriculum/1.html.

The FEMA P-758 Substantial Damage Desk Reference will also be maintained at City Hall and will be reviewed by the Floodplain Administrator and Building Official annually. Substantial damage team members also complete a Crisis Track training annually.

5.1.2 COMMUNICATION WITH COMMUNITY LEADERS

The Floodplain Manager will provide the annual report for this plan to the City Commission and will brief the Council on Kissimmee's management of substantial damage, its regulations, and the procedures in place to administer and enforce the regulations.

5.1.3 COMMUNICATION WITH THE PUBLIC

In instances where Kissimmee is aware of an impending disaster, the City website, social media, and mass notification system, will be used to notify residents. These notices will contain information about the event and its potential impacts as well as information on permitting requirements for substantial damage.

During and after a flood event, the City will provide a variety of outreach to the public, as established as Flood Response Projects in the Program for Public Information. The following Flood Response Projects will notify residents of substantial damage requirements:

- Kissimmee Website (<https://www.kissimmee.gov/>)
- FEMA “Repairing Your Flooded Home” publication
- FEMA “After a Flood: The First Steps” brochure
- “Build Responsibly” flyer

- Flood Outreach Information brochure
- Local news
- Social media (Facebook, Twitter, Instagram, NextDoor)

The City will also provide notice to residents and property owners if their property is substantially damaged. First, all property owners in affected areas will receive a flyer with information about substantial damage. Data from substantial damage estimates is then uploaded to a County database, and notification letters are sent to owners of properties that are determined to be substantially damaged. An example notification letter is shown in Appendix C.

5.2 SUBSTANTIAL DAMAGE DETERMINATION PROCESS

CONVENE SUBSTANTIAL DAMAGE MANAGEMENT TEAM, TRAIN MEMBERS, AND ASSIGN AREAS OF RESPONSIBILITY

The Floodplain Administrator will convene team members to review roles and responsibilities and ensure all members are sufficiently trained and equipped to carry out their work.

INITIAL SCREENING OF DAMAGES AND IDENTIFICATION OF POTENTIAL SUBSTANTIAL DAMAGE

Once the windshield survey is completed, initial damage assessments, led by the Substantial Damage Team, will be conducted as needed throughout the community, including in flooded portions of the SFHA. The intent of initial damage assessments is to identify every affected structure and those with obvious structural damage. Initial damage assessments will be completed in the first several days after an event to ensure an accurate assessment of damages. All damaged structures are assigned a damage rating of minor, major, or destroyed.

Some rules of thumb that the team will use during this initial screening include the following:

- If a structure has been moved off of its foundation or if there is major foundation damage, it is nearly certain that it has been substantially damaged.
- If flood depths exceed two feet above the first (primary) floor on a traditionally constructed (frame) building, the structure may be approaching substantial damage thresholds.
- If flood depths exceed one foot on a mobile or manufactured home, the structure may be approaching substantial damage thresholds.

The Building Official will evaluate the results of the initial damage assessment. All structures in the SFHA that are rated as major or destroyed will be assessed for substantial damage. Many if not all of these structures are included in the City's potential substantial damage database and are pre-populated in FEMA's Substantial Damage Estimator (SDE) tool, discussed further in Section 6.

For those buildings identified as potentially substantially damaged, the Building Division in association with the Floodplain Administrator will keep records of those addresses for future follow up when final substantial damage estimates are finalized.

DATA COLLECTION

Substantial damage determinations are performed following the initial damage assessments under the direction and coordination of the Building Official and Floodplain Administrator. These determinations are made using FEMA's SDE tool.

The Building Official will coordinate data collection for the identified structures. Teams of field investigators will include building inspectors, code compliance staff, planning staff, and others familiar with building construction.

SUBSTANTIAL DAMAGE DETERMINATION PROCEDURES

Collected data will be analyzed by qualified individuals, capable of determining compliance with FEMA Substantial Damage/Substantial Improvement procedures. The Building and Permitting Division will use the following to determine the structure to be a substantially damaged or not.

- Extent of damage
- Cost of new construction to make repairs
- Estimated market value

The Floodplain Administrator will estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work. Market value is determined by the Osceola County Property Appraiser or prepared by a qualified independent appraiser.

In the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.

Substantially damaged properties are flagged by the Building Division in software maintained by the Code Enforcement Division so that if a permit application is received for a substantially damaged property the Floodplain Administrator and Building Official will know to require compliance with current code.

PROPERTY OWNER NOTIFICATIONS

If a structure is determined to be substantially damaged, a notification letter is sent by the City Building Division to the owner(s) of the structure to notify them of the requirement to get permits and to provide information about substantial damage requirements and Increased Cost of Compliance (ICC) coverage. An example letter is also shown in Appendix C.

FINAL SUBSTANTIAL DAMAGE DETERMINATIONS

Final substantial damage determinations will be made when property owners apply for permits, as with the regular permitting process. The owner may request a more detailed evaluation but must provide a detailed list of costs (materials and labor) and/or a professional appraisal of the market value of the building.

If property owners come in to apply for repair permits before substantial damage determinations are completed, a list of properties with potential substantial damage will be maintained at the flood desk so that the property can be flagged for a substantial improvement evaluation before proceeding.

APPEALS

Appeals of substantial damage determinations shall be made in accordance with the City of Kissimmee Floodplain Management Regulations, Section 14-9-1(I) of the Code of Ordinances. Requests for appeals are managed by the Public Works Director and appeals are decided by the Board of Adjustment.

COMPLIANCE/ENFORCEMENT

Section 14-9-1 of the City Code of Ordinances provides procedures for enforcement of substantial damage and substantial improvement, which falls within the responsibilities of the Floodplain Administrator.

As detailed above, the floodplain administrator will coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with floodplain management regulations. Properties will be flagged until they have received clearance from the building division and the Floodplain Administrator has been informed. No permit or approval will be issued until compliance with the requirements outlined in the floodplain management regulations and all other applicable codes and regulations has been satisfied.

To encourage compliance with these regulations, the City will undertake outreach to property owners and residents throughout the substantial damage process. Following initial damage assessments, field teams will distribute a flyer to all properties in an affected area. A letter will be mailed to any properties that may be substantially damaged to inform residents and/or property owners of the substantial damage definition and associated requirements as well as important information for flood insurance claims and debris removal.

As substantial damage determinations are completed, The City will send a letter to all property owners of substantially damaged structures. These letters will provide notice of the substantial damage determination, detail the property owner's responsibility to bring the structure into compliance with current floodplain regulations, and explain potential flood insurance benefits to further encourage prompt compliance.

Any repairs to substantially damaged structures that are performed without an issued permit or in conflict with an issued permit shall be deemed a violation of the City's floodplain management regulations. In these cases, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

6 PROPERTY DATABASE

Section 6 describes the property database developed to support post-event substantial damage assessments.

Using the list of properties in substantial damage areas described in Section 2, Kissimmee pre-populated FEMA's Substantial Damage Estimator (SDE) with relevant building data needed to complete a damage assessment. The SDE tool will be used during post-event damage assessments to streamline the data collection process.

Data used to pre-populate the property database include:

- Property identification number (Folio number)
- Building type
- Exterior finish
- Interior finish
- Floor finish
- Number of stories
- Assessed value
- Roof Covering
- HVAC System
- Construction quality
- Year built
- Square footage

SOURCES OF INFORMATION

The building attribute data is retrieved from Kissimmee's GIS Hub. This data is updated continually and will be updated post-event, if needed.

COMPLIANCE WITH THE FEDERAL PRIVACY ACT

NFIP repetitive loss and claims data is not included in the City's property database. This data is protected under the federal Privacy Act and is in a secured file only accessible by specific people.

7 PLAN EVALUATION AND IMPLEMENTATION

Section 7 summarizes the process that Kissimmee will follow to regularly evaluate and implement this Substantial Damage Management Plan.

ANNUAL EVALUATION OF THE PLAN

Kissimmee will review this Substantial Damage Management Plan once per year. The plan will be reviewed in tandem with the Program for Public Information. The review will be led by the Floodplain Administrator with support and input from the Substantial Damage Management Team described in Section 3. The plan will be updated as needed based on the findings of the review.

The review will follow the criteria outlined in the annual evaluation report template provided on CRSResources.org (shown in Appendix D). Specific items that the team will evaluate include:

- Any changes made to local ordinances, regulations, definitions, or other standards that pertain to the substantial damage or substantial improvement of buildings
- The six steps of the substantial damage management planning process, whether each step has been implemented, and whether any changes were made
- The pre-event actions identified in the plan, whether the actions were implemented, how implementation occurred, and any recommended changes to pre-event actions
- Flood damage experienced in the community over the previous year
- Post-event implementation of the substantial damage management plan over the previous year
- Training of community officials on substantial damage or the substantial damage management plan
- Revisions or updates that have been made to the City's substantial damage management plan and procedures over the previous year
- Recommendations for revisions or updates that should be made to the City's substantial damage management plan or procedures

COMMUNICATION OF PLAN REVIEWS AND UPDATES

The annual evaluation report and, if changes are made to the plan, a copy of the updated plan will be submitted to the City Commission by the Kissimmee CRS Coordinator.

APPENDIX A PLAN SUBMISSION REQUIREMENTS

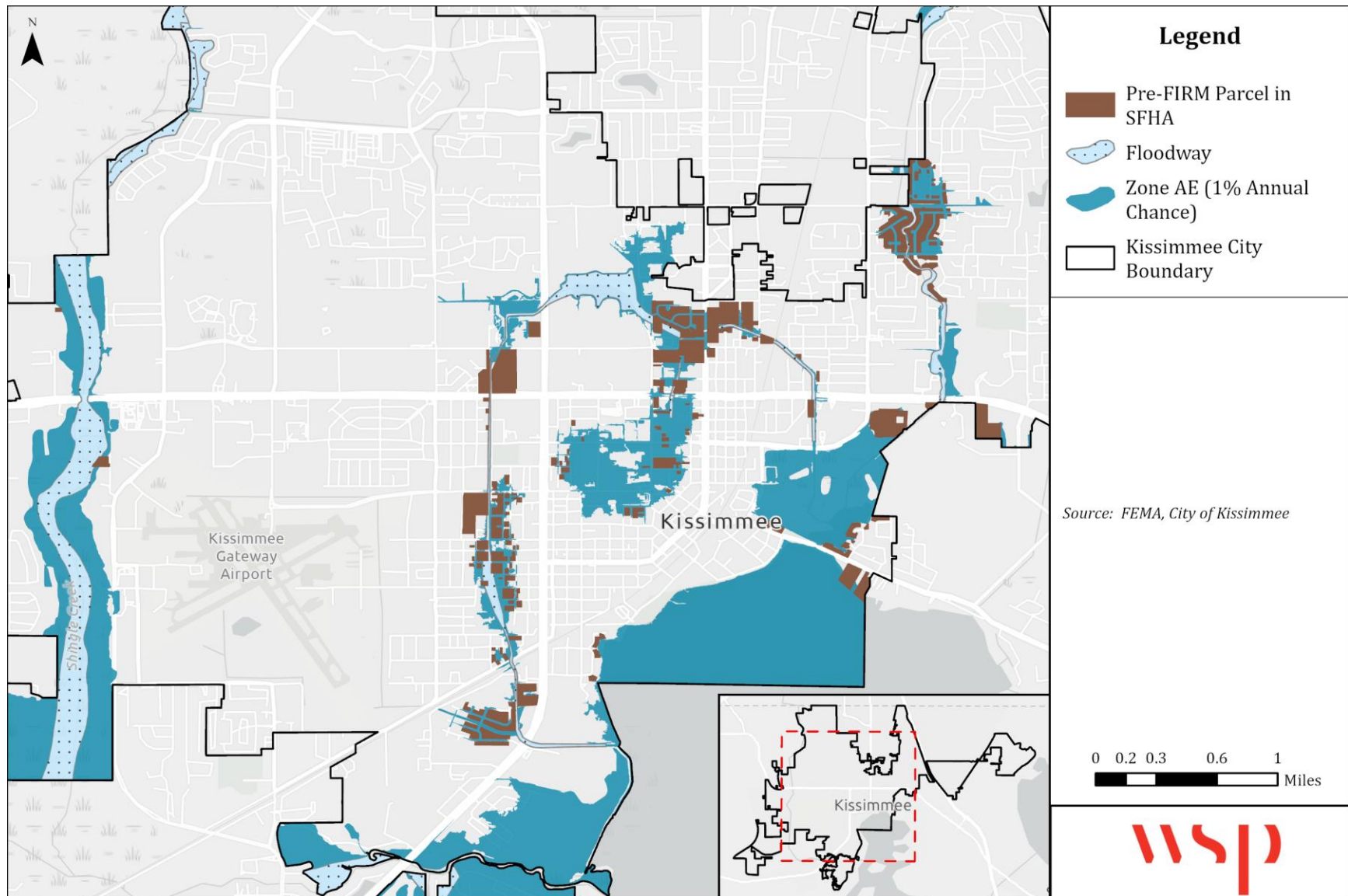
This plan was adopted by the City Commission, as documented by the resolution of adoption on the following page.

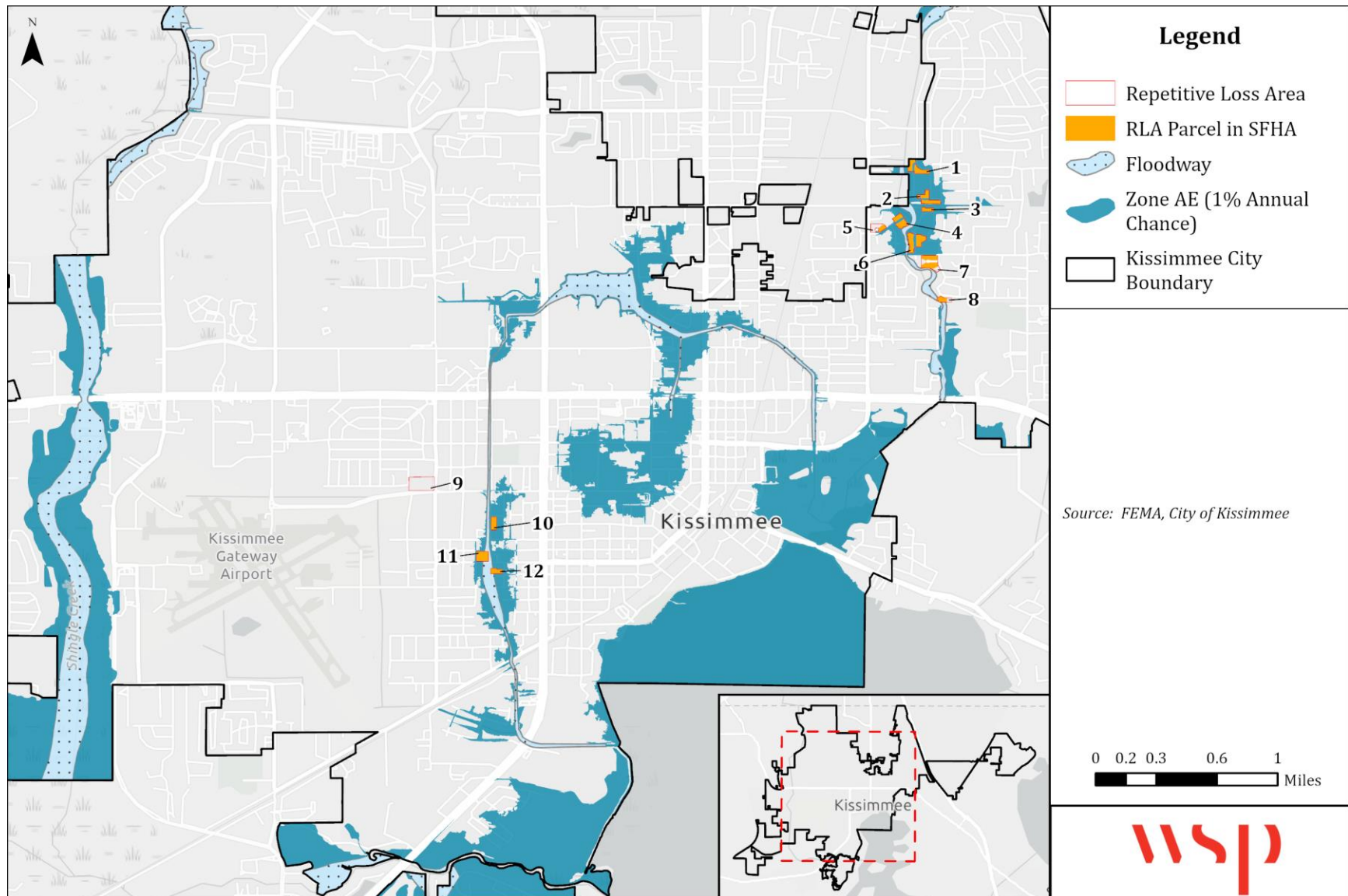
This plan is available for transmittal to the FEMA Region 4 Office and to the Florida NFIP State Coordinating Office from the City of Kissimmee Floodplain Administrator.

APPENDIX B SUBSTANTIAL DAMAGE AREAS

SUBSTANTIAL DAMAGE AREAS

The maps below show the locations of pre-FIRM structures and structures in repetitive loss areas within the SFHA.





SUBSTANTIAL DAMAGE PROPERTY LIST

The City's substantial damage property database is maintained by the City's Building Division.

APPENDIX C POST-EVENT ACTION DOCUMENTATION

PROPERTY OWNER NOTIFICATION LETTER



[DATE]

[NAME]
[ADDRESS]
[CITY], FL

RE: Notice of Substantial Damage Determination

Dear Property Owner:

The City of Kissimmee has assessed your structure located at <ADDRESS> for substantial damage caused by <EVENT> on <DATE>. The building is located in a mapped Special Flood Hazard Area. As required by our floodplain management regulation and / or the Florida Building Code, we have determined that the building has been substantially damaged. This determination is based on a comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the building, the work is repair of substantial damage.

As a result of this determination, you are required to bring the structure into compliance with the flood damage-resistant provisions of the Kissimmee Floodplain Management Ordinance and/or the Florida Building Code. Several issues must be addressed to achieve compliance.

Kissimmee requires a building permit for any new or substantially improved building, addition, remodeling, demolition, or new manufactured home setup to ensure that all construction meets the Florida Building Code. Please submit your permit application along with plans and specifications that incorporate compliance measures. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, the removal of the non-compliant construction, or other legal action.

If you have a Standard Flood Insurance Policy (SFIP) it may include Increased Cost of Compliance (ICC) coverage. If your structure sustained substantial damages caused by a flood, the National Flood Insurance Program (NFIP) will pay up to \$30,000 for the cost to elevate, demolish, relocate, or floodproof (non-residential buildings only) the building with ICC coverage to help you comply with the Kissimmee Floodplain Management Ordinance and/or the Florida Building Code. An ICC claim is only paid when the flood component of the damage equals or exceeds 50 percent of the market value of the building.

A "qualified estimate" of your structure's market value has been estimate by a qualified local official who has sufficient experience and professional judgment on which this estimate is based. The market value of your structure is <VALUE>. This estimate is

101 Church Street
Kissimmee, FL 34741
(407) 847-2821
www.kissimmee.gov



made using the best available information, which may include recent permit records, recent home sales, regional cost data, estimates of depreciation are based on knowledge of the pre-damage condition of the building, and adjustments for unique or distinctive features of individual buildings. An owner may appeal the use of the assessed value, but the burden of proof will be placed on the owner to submit an independent professional property appraisal that is prepared by a qualified appraiser.

We would be pleased to meet with you and your designated representative (architect/builder) to discuss how to bring your home into compliance.

Please visit the Kissimmee Stormwater and Flood Information website at <https://www.kissimmee.gov/Services/Disaster-Preparedness/Stormwater-Flood-Prevention> for more information.

Sincerely,

Nagel Altrui
Stormwater Engineer
City of Kissimmee Public Works and Engineering Department

101 Church Street
Kissimmee, FL 34741
(407) 847-2821
www.kissimmee.gov

APPENDIX D PLAN IMPLEMENTATION DOCUMENTATION

Template

Annual Evaluation Report on a Substantial Damage Management Plan for SDP Credit

CRS communities that receive credit in element SDP for having a plan to manage substantial damage within their jurisdictions are required to either update the plan or submit an evaluation of that plan every year with their recertifications. The purpose of such an evaluation is to focus on specific portions of the plan and initiate changes as needed. The components listed below are the minimum required for such an evaluation report. Communities are encouraged to submit more comprehensive explanations as needed.

Name of community:

Date the current substantial damage management plan
was submitted to the community's governing body:

Date this evaluation report was prepared:

Date this evaluation report was submitted to the local governing body:

Name, title, contact information for person preparing this report:

1. What process was used to evaluate the substantial damage management plan and to prepare the annual evaluation report for this past year?

2. Over the past year, were any changes made to local ordinances, regulations, definitions, or other standards that pertain to the substantial damage or substantial improvement of buildings?

If so, please describe those changes.

Template for Annual Evaluation of a
Substantial Damage Management Plan in the CRS

1

2021

3. For each of the six steps of the credited planning process, indicate whether it has been implemented, whether it has been changed, and explain.

Step 1 (Assess vulnerability):

Step 2 (Identify a substantial damage management team):

Step 3 (Identify post-event efforts):

Step 4 (Build a property database):

Step 5 (Identify pre-flood actions):

Step 6 (Implementation steps and updates):

4. For each pre-event action item listed in the substantial damage management plan (Step 5), indicate whether the item was implemented during the past year, describe that implementation, and explain what change is recommended for that item, if any.

Action item:

Action item:

Action item:

(Add items as needed.)

5. Over the past year, has the community experienced any flood damage?

If so, describe:

6. Over the past year, was the substantial damage management plan used after a flood or other event?

If so, describe how it was implemented, how its use was evaluated, and what recommendations were made for improvements.

7. Have any community officials participated in training on substantial damage on in training on the substantial damage management plan over the past year?

8. Has the plan for managing substantial damage been revised or updated in the past year?

If so, describe the circumstances of the update, the specific changes, and attach a copy of the revised plan.

9. As a result of the review of the substantial damage management plan, are there any recommendations or changes to the plan?

If so, describe and explain.

10. [For communities receiving SDP2 credit]

- a. Has a review of the property database been done?
- b. Has any outdated information been corrected in the database (structures removed from the list, changes in property ownership or in market value, etc.).
- c. Has the updated database been imported into FEMA's Substantial Damage Estimator?

11. [For communities receiving SDP3 credit]

- a. Has the list of properties or potential substantial damage areas changed during the past year?
- b. Have any properties listed in the substantial damage management plan been mitigated during the past year?
- c. Has the community's mitigation strategy for these properties or areas changed during the past year?
- d. Have any new mitigation programs or funding alternatives been incorporated into the planning process during the past year?

12. Other comments:

ITEM 7.M

Approval for the Advanced Purchase of a Brush Truck/High-Water Rescue Vehicle

Request

Approval to proceed with the advanced purchase of a 2025 Ford F600 XL 4x4 Brush Truck/High-Water Rescue Vehicle for \$364,072, with an anticipated completion date of March 31, 2027 (Contract #20260089).

Explanation

The Fire Department requests Commission approval to purchase a 2025 Ford F600 XL 4x4 Brush Truck/High-Water Rescue Vehicle from South Florida Emergency Vehicles, LLC, in the amount of \$364,072, with an anticipated completion date of March 31, 2027. This vehicle will be a new addition to our fleet, supplementing our current Brush Truck and providing enhanced capability for high-water rescue operations. Funding for this purchase has been approved in the FY2025–26 budget under Project ST2607.

The Truck is being purchased through cooperative purchasing agreement. The Florida Sherriff's Association Cooperative Purchasing Program, which allows Florida municipalities to utilize its agreements, awarded a contract to South Florida Emergency Vehicles, LLC following a competitive bidding and selection process for this type of truck.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10435206 506495	ST2607		400,000	364,072

Financial Summary:

The remaining funds in project ST2607 will be transferred to the 10435206 506494 account for Project ST2607 to purchase necessary radios and related equipment.

Recommendation

Approval of the advanced purchase of a 2025 Ford F600 XL 4x4 Brush Truck/High-Water Rescue Vehicle of \$364,072, with an anticipated completion date of March 31, 2027. Staff further recommends that the Mayor be authorized to execute the Purchasing Agreement for this acquisition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Fire

Presenter:

City of Kissimmee

Attachment(s):

1. (S) Brush Truck-High Water Rescue Vehicle Purchase Agreement
2. South Florida Emergency Vehicles - Sole Source Letter

**PARTICIPATING ENTITY ADDENDUM TO FLORIDA SHERIFFS ASSOCIATION
COOPERATIVE PURCHASING PROGRAM (HEREINAFTER "FSA CPP")
CONTRACT # FSA25-VEF19.0 WITH SOUTH FLORIDA EMERGENCY VEHICLES,
LLC (HEREINAFTER "VENDOR") AND VENDOR'S INVOICE # 2025-120955
(HEREINAFTER "VENDOR'S INVOICE")**

WITNESSETH

WHEREAS, the City of Kissimmee's (hereinafter "City") is in need of a brush truck and high water rescue vehicle as further described in Vendor's Invoice, which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Pursuant to the City's Purchasing Manual, the City may procure goods and services from bid or proposals through cooperative purchasing agreements with the State of Florida or any of its governmental subdivisions; and

WHEREAS, Pursuant to a competitive bidding and selection process, FSA CPP, a Florida not-for-profit Corporation, comprised of the 67 Sheriff's Offices in the State of Florida, awarded the bid to Vendor and subsequently entered into Contract Number FSA25-VEF19.0 (hereinafter referred to as "Master Agreement," which is incorporated herein by reference) with Vendor;

WHEREAS, Section 1.09 of the Master Agreement states, "Awarded bid contract pricing will be extended and guaranteed to ... any unit of local government, political subdivision or agency of the State of Florida ... [including but not limited to] ... municipalities, ... fire departments, [and] emergency response units ...;" and

WHEREAS, City intends to access the Master Agreement and its terms, but seeks to add additional terms and conditions, that are not addressed in the Master Agreement, via this Participating Entity Addendum to add clauses required by state law and specific local policy requirements; and

WHEREAS, Vendor and the City (collectively hereinafter the Parties") have determined that it is economically advantageous and in the best interest of the Parties to enter into this Agreement to provide the services described in Exhibit A, Vendor's Invoice; and

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and value considerations, the receipt and sufficiency of which is hereby acknowledged, each party hereby promises to the other as follows:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein.
2. **THE CONTRACT DOCUMENTS.** The contract documents consist of this Participating Entity Addendum, the Master Agreement, Exhibit A, Vendor's Invoice, Exhibit B, the Human Trafficking Affidavit, and any subsequent duly executed amendments to any of the aforementioned documents. These contract documents form the Agreement, and all are incorporated herein as if set forth in full. In the event of a conflict between the aforementioned documents, any duly executed amendment to this Agreement will control, followed by this Participating Entity Addendum, the Master Agreement, Exhibit A, Vendor's Invoice, Exhibit B, the Human Trafficking Affidavit, in that order.

Upon execution of this Agreement, all references made to "Participating Entity" and all references made to "FSA" in the Master Agreement will be interpreted as pertaining to the "City of Kissimmee," "City," and "City of Kissimmee Commissioners," all references made to "Vendor" in the Master Agreement will be interpreted as pertaining to Vendor and all terms and conditions of the Master Agreement not inconsistent with this Participating Entity Addendum, are deemed as having been implemented for use within the City of Kissimmee. It is understood that wherever the word "Participating Entity" or "FSA" appear, it will be read as "City of Kissimmee," "City," and "City of Kissimmee Commissioners" and wherever the word "Vendor" appears, it will be read as "Vendor."

3. **TERM.** The term of this Agreement shall begin upon execution and continue through March 31, 2027 the date of expiration of the initial term of the Master Agreement. This agreement shall be automatically extended if the Master Agreement is extended.
4. **PAYMENT.** City is a local governmental entity subject to the Local Government Prompt Payment Act, §218.70, *et seq.*, Fla. Stat. and payment by City and interest imposed by Vendor shall be made in compliance with said Act.
5. **GOVERNING LAW.** The laws of the State of Florida govern the validity, enforcement, and interpretation of this Agreement. Venue for any cause of action asserted by any party brought in State Court shall be in Osceola County. Venue for any action brought in Federal court shall be in the Middle District of Florida, Orlando Division.
6. **FEDERAL AND STATE TAXES.** The City is exempt from Federal Tax and State Sales and Use Taxes. Upon request, the City will provide an exemption certificate to the Vendor.
7. **NOTICE.** Any and all notices required to be furnished to City under this Agreement shall be in writing and either hand delivered or, if sent by U.S. Mail or overnight delivery shall be addressed as follows:

**City of Kissimmee
James Walls
Chief
Kissimmee Fire Department
101 Church Street,
Kissimmee, FL 34741**

8. **NO WAIVER OF SOVEREIGN IMMUNITY.** City expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of City for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall

inure to the benefit of any third party for the purpose of allowing any claim against City which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

9. **SCRUTINIZED COMPANIES LIST.** By signing this Agreement, Vendor certifies that it is not on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or engaged in a boycott of Israel; and, for bids, proposals or contracts for goods or services of one million (\$1,000,000) dollars or more, that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged in business operations in Cuba or Syria, per Section 287.135, Florida Statutes. If City determines, using credible information available to the public, that Vendor has submitted false certification, City shall provide Vendor with written notice of its determination. Vendor shall have 90 days following receipt of the notice to respond in writing and to demonstrate that the determination of false certification was made in error. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion.
10. **E-VERIFY.** In accordance with Section 448.095, Florida Statutes, Vendor shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Vendor enters into a contract with a subcontractor performing work or providing services on its behalf, Vendor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Vendor shall maintain a copy of such subcontractor affidavit for the duration of the Agreement. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

Vendor shall, upon request, provide evidence of compliance with this provision to City. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion.
11. **ANTITRUST VIOLATOR VENDOR LIST.** Pursuant to Section 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list (electronically published and updated quarterly by the State of Florida) following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity.
12. **DISCRIMINATORY VENDOR LIST.** An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with

a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

13. **PUBLIC RECORDS.** Vendor acknowledges City's obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and that the constitutional and statutory provisions control over the terms of this Agreement. As such, Vendor shall keep and maintain public records required by City to perform the service.

If Vendor has questions regarding the application of Chapter 119, Florida Statutes, to the City's duty to provide public records relating to this Agreement, contact the Custodian of Public Records at 407-518-2308, cityclerkemail@kissimmee.gov, and 101 Church Street, Kissimmee, Florida 34741.

- a. If City's Custodian of Records requests records from Vendor, Vendor shall provide City's Custodian of Records with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost as provided in Chapter 119, Florida Statutes or as otherwise provided by law.
 - b. Vendor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Vendor does not transfer the records to City.
 - c. Upon completion of the Agreement, Vendor shall transfer, at no cost, to City all public records in possession of Vendor or keep and maintain public records required by City to perform the service. If Vendor transfers all public records to City upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology systems of City.
14. **HUMAN TRAFFICKING.** Vendor shall provide City with the affidavit provided in Exhibit B signed by an officer or representative of Vendor attesting, under penalty of perjury, that Vendor does not use coercion for labor or services as defined by section 787.06, Florida Statutes.
15. **FOREIGN COUNTRY OF CONCERN.** Vendor represents and warrants that it is not an entity that gives or will give access to an individual's personal identifying information in violation of Section 287.138, Florida Statutes.

16. **REIMBURSEMENT OF TRAVEL EXPENSES.** City's reimbursement of Vendor for any reasonable travel expenses, including meals, lodging, and transportation, actually incurred in connection with this Agreement shall be limited to the permissible amounts for those travel expenses set forth in in Florida Statutes section 112.061.

17. **FUNDING.** The obligation of City for payment to Vendor is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law. In the event of non-appropriation of funds by the Kissimmee City Council for the purchase pursuant to this Participating Entity Addendum, City will terminate this Participating Entity Addendum, without termination charge or other liability, on the last day of the then-current fiscal year or when the appropriation made for the then-current year for the purchase covered by this Agreement is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this Agreement, Vendor on thirty (30) days prior written notice shall accept cancellation, but failure to give such notice shall be of no effect and City shall not be obligated under this Agreement beyond the date of termination.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed:

CITY:

CITY OF KISSIMMEE,
a Florida municipal corporation

By: _____
Jackie Espinosa
Mayor

Date: _____

VENDOR:

South Florida Emergency Veh

By: 
Name: David Stontick
(As Authorized Agent)

Date: 11/18/25

Title of Attached Agreement: Florida Sheriffs Association Cooperative Purchasing Program
Contract # FSA25-VEF19.0 (incorporated by reference only, not attached), South Florida
Emergency Vehicles, LLC Invoice # 2025-120955

**EXHIBIT A
VENDOR'S INVOICE**

South Florida Emergency Vehicles, LLC

4655 CUMMINS CT.
FT. MYERS, FL. 33905
PH:239-267-5300
FAX:239-590-5246

Invoice

Date	2025-120955
10/16/2025	

Bill To:				Ship To:			
City of Kissimmee Purchasing Division, 4th Floor 101 Church St. Kissimmee, FL 34741				100 NORTH ALASKA AVE. KISSIMMEE, FL 34758 USA			
S.O. No.		P.O. Number		Terms	Rep	Via	HS #
		TBD		PRE PAID	KB		
Qty.	U/M	Part numbers	Description	List p...	Price Each	Amount	
1		BT CHASSIS EXP	2025 FORD F600 XL 4X4 DIESEL REGULAR BRUSH TRUCK CHASSIS HIGHWATER RESCUE WITH BUCKSTOP SINGLE WHEEL CONVERSION LIFT		374,072.00	374,072.00	
		DISCOUNT CUSTOMER	PRE-PAY DISCOUNT		-10,000.00	-10,000.00	
Thank you for your business.					Total \$364,072.00		
					Payments/Credits \$0.00		
					Balance Due \$364,072.00		

EXHIBIT B
HUMAN TRAFFICKING AFFIDAVIT



HUMAN TRAFFICKING AFFIDAVIT

The Human Trafficking Affidavit is required by Section 787.06, Florida Statutes ("F.S."), as amended by HB 7063, which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The associated Contract shall not become effective unless and until this completed and executed Form is submitted to the County (Governmental Entity). The term Governmental Entity has the same meaning as in Section 287.138(1), F.S.

South FL Emergency Veh does not use coercion for labor or services as defined in Section 787.06, F.S.
Contractor's Legal Company Name

Pursuant to Section 92.525, F.S., under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor's Authorized Representative: David Stonitsch

Title of Contractor's Authorized Representative: President

Signature of Contractor's Authorized Representative: 

Date: 11-19-25



October 13, 2025

Chief Joe Leone
Kissimmee Fire Department

RE: Sole Source Letter – SFEV Custom Brush Truck / High Water Rescue Vehicle

Dear Chief Leone,

This letter is provided to support a sole source procurement justification for the purchase of a custom brush truck / high water rescue vehicle manufactured exclusively by South Florida Emergency Vehicles (SFEV).

SFEV is the sole source provider of this specific vehicle configuration, which has been custom designed to meet the combined operational needs of wildland firefighting and high-water/flood rescue. This unit is not an off-the-shelf product and is tailored to the exact performance, safety, and mission requirements of the customer.

1. Sole Source Justification

The SFEV custom brush/high water rescue truck is unique in the following ways:

2. Custom Dual-Purpose Design

This vehicle is engineered specifically for both wildland fire response and flood/high water rescue, incorporating features such as:

- High clearance 4x4 chassis for off-road and flood conditions
- Integrated water pump and tank for fire suppression
- Rapid deployment rescue seating and gear storage
- Sealed electrical components
- Full NFPA and ISO compliance for applicable firefighting standards

3. Exclusive Manufacturer

This configuration is designed, built, and supported solely by South Florida Emergency Vehicles. No third-party dealers or secondary vendors are authorized or capable of producing this exact build or offering the level of integration and support provided by SFEV.

*4655 Cummins Court, Ft Myers, FL. 33905
(PH) 239.267.5300
(FAX) 239.590.9246*

4. Proprietary Engineering and Support

- SFEV uses proprietary mounting, plumbing, and fabrication systems that are only available through our manufacturing process.
- We provide on-site delivery, training, and ongoing support directly ensuring the unit stays mission ready.
- All warranty and service are handled through our authorized technicians and support channels.

5. Time-Sensitive Fulfillment

Given increasing operational demands related to wildfires and storm-related flooding, we understand that timely delivery is critical. SFEV can prioritize this build to meet seasonal or grant-related deadlines.

6. Conclusion

As the sole manufacturer and provider of this custom-configured brush truck/high water rescue vehicle, SFEV certifies that no other vendor can supply this vehicle to the specifications and standards we provide. We are committed to delivering high-performance emergency vehicles tailored to your agency's mission.

If additional technical specifications or supporting documentation are needed to assist in your procurement process, please don't hesitate to contact us directly.

Sincerely,

Kevin Burke

Kevin Burke
PL Custom Ambulances / SFEV Brush Truck Sales
South Florida Emergency Vehicles
kburke@sflev.com

4655 Cummins Court, Ft Myers, FL. 33905
(PH) 239.267.5300
(FAX) 239.590.9246



October 13, 2025

Chief Joseph Leone
Kissimmee Fire Department

RE: 2025 SFEV Custom Brush Truck / High Water Rescue

Thank you for considering SFEV as your next brush truck provider. We are pleased to provide the following proposal.

PROPOSAL:

- 1 ea. SFEV Custom combo brush truck / high water rescue built on a 2025 Ford F600 XL 4x4 Diesel Regular Cab Chassis – with Buckstop single wheel conversion/lift – Per the attached specifications.

Total Price \$374,072.00*

Delivery – Estimated March/April 2026

***Payment due upon delivery. A \$3,000 discount is available if chassis is paid in full upon arrival at SFEV or If ENTIRE ORDER is paid in advance, a \$10,000 price discount can be taken.**

This proposal shall be valid for 45 days.

Respectfully Submitted,

Kevin Burke

Kevin Burke
Ambulance / SFEV Brush Truck Sales
kburke@sflev.com
(239) 267-5300

4655 Cummins Court, Ft Myers, FL. 33905
(PH) 239.267.5300
(FAX) 239.590.9246

Kissimmee Fire Department

2025 SFEV Brush Truck / High Water Rescue

CHASSIS

The chassis shall be a 2025 Ford F600 XL 4x4 single cab with the following features:

- 6.7 V8 Turbo Diesel with 10 speed automatic transmission
- 169" wheelbase
- XL trim
- Air Conditioner AMFM/MP3/Clock
- 22,000 GVWR Pkg
- Skid Plates
- 4.30 Limited Slip Differential
- Fire Rescue Prep Package
- Preferred Equipment Pkg
- 410-amp alternator
- Dual Battery
- 120V / 400 W Outlet
- Medium Dark Slate interior
- Rear Camera & Prep
- Backup Alarm
- Low Deflection Pkg
- Ford Race Red paint

CHASSIS UPGRADES

The following chassis upgrades shall be provided by South Florida Emergency Vehicles.

BUCKSTOP SUPER SINGLE WHEEL CONVERSION

Installation of super single wheel conversion which includes the following parts/service:

- Five (5) 20" x 10" forged aluminum wheels
- Five (5) Michelin MCHUPG 81 - 335/80/R20 tires
- Speedometer correction
- 3.5" Buckstop Lift Kit Front/Rear
- High Performance 2.0 Shocks Front/Rear
- Performance sway bar
- Front end alignment

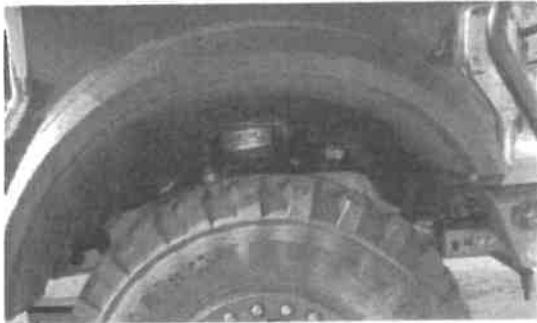


SPARE WHEEL/TIRE

One (1) spare wheel Buckstop forged aluminum wheel with mounted Michelin MCHUPG 81 tire shall be provided with vehicle

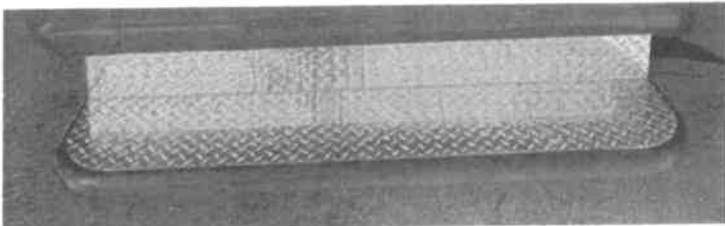
FENDER FLARES

Buckstop fender flares will be installed on the front of the chassis. They will be coated with Raptor bed liner urethane coating.



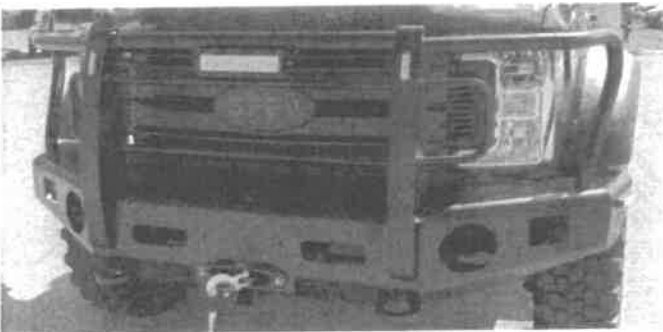
RUNNING BOARDS

Buckstop running board shall be provided and installed on the chassis. The running boards shall be constructed from a tubular frame with diamond plate step surface.



FRONT BUMPER

A Buckstop Outback heavy-duty black bumper with brush guard shall be installed on the chassis.



FRONT BUMPER GROUND SPRAYERS

There will be two (2) front bumper ground sprayers installed – 1 on each side (L & R) of the front bumper. They will be activated by a switch on the cab console.



WINCH

Warn VR EVO 12,000 lb. electric winch (#103255) with 90' of synthetic cable provided in the front bumper. Includes a tethered remote.



BATTERY CHARGER

A Kussmaul LPC20 or latest compatible model battery charger shall be installed inside the cab behind the driver's seat.

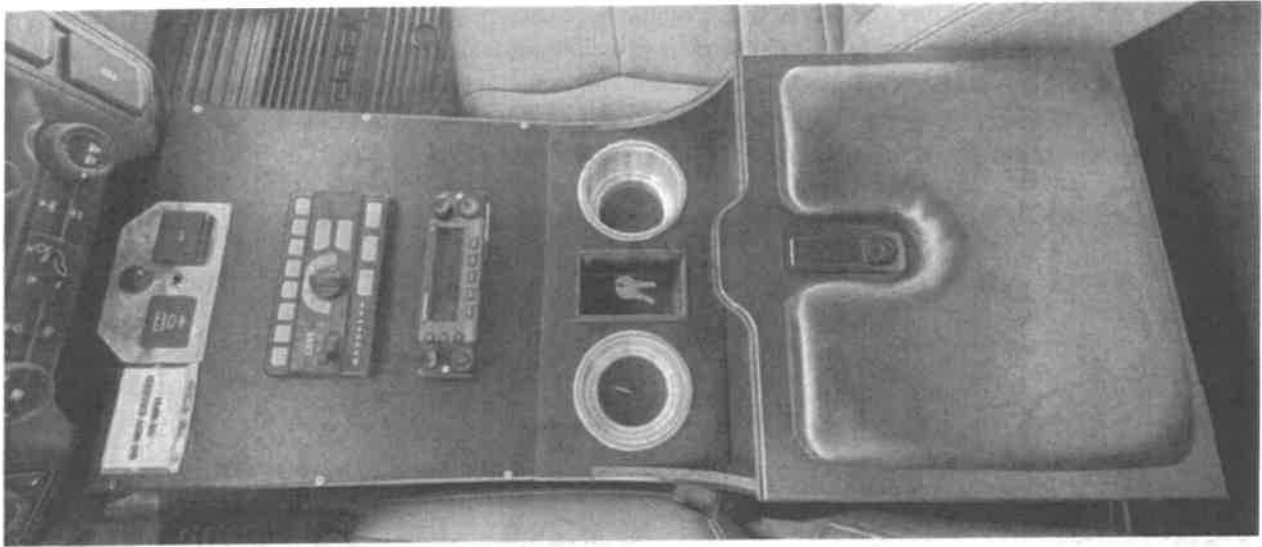
AUTO EJECT SHORELINE INLET

Kussmaul Super 15 Auto Eject w/Bar Display Cover Yellow 61-11-2106



CENTER CONSOLE

A SFEV console shall be provided in cab. The console shall feature a center arm rest with integrated storage and lockable lid as well as two (2) cupholders.



12V USB POWER POINT

A 12V dual USB power point shall be provided in the center console. The Ford OEM provided 2.0 and USB-C ports along with the cigarette style power port shall be remounted in the console.

WHELEN CENCOM CORE SYSTEM

A Whelen Core system will be installed which will provide full customization and control of all warning lights and siren.

COMPARTMENT DOOR OPEN INDICATOR LIGHT

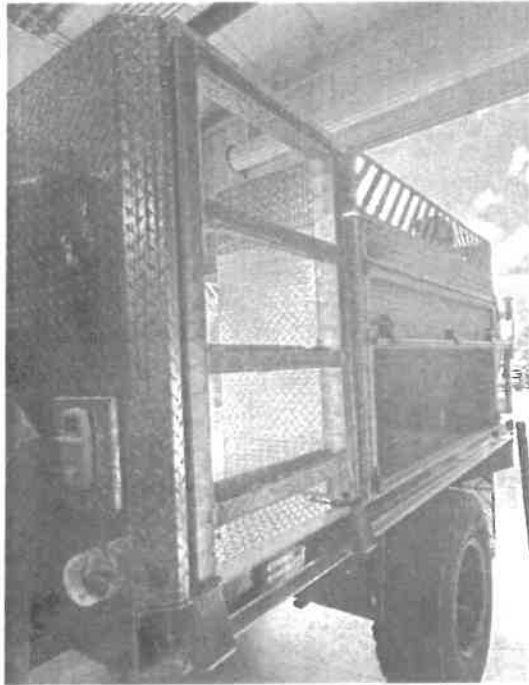
An amber LED light shall be provided in the center console to indicate if one of the compartment doors is left open.

ALUMINUM HEADACHE RACK

An aluminum headache rack shall be installed at the front of the bed to protect the cab and rear glass. The rack shall be fabricated from 2" square aluminum tubing and skinned on both sides with aluminum treadplate. The rack height shall be kept below the top of the cab so not to block the rear-facing warning lights in the main light bar. Headache Rack to be squared off at top corners.

BED

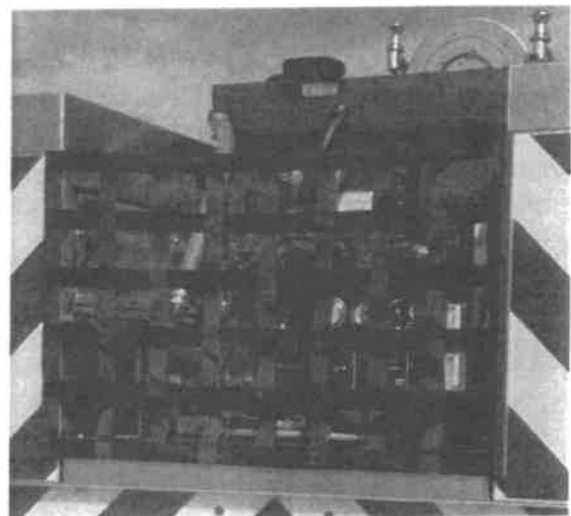
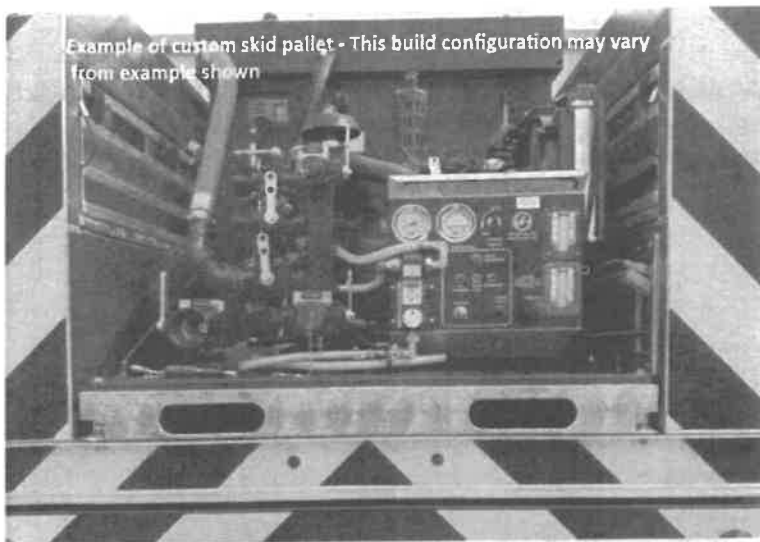
An aluminum bed shall be fabricated and installed on the rear of the chassis frame to support the water tank, fire pump, compartments, and other accessories. The outer bed framework shall be constructed from 5"x 2.25" aluminum C-channel to form a rub rail for the sides and rear of the bed. The cross members shall be constructed from 3"x1.5" aluminum C- channel. The deck of the bed will be 3/16" aluminum sheet. The bed framework shall be welded to 3"x 1.5" aluminum C-channel which will then be secured to the chassis frame rails with eight (8) spring bolts to allow for flex. A rubber barrier shall be provided between the top of the chassis frame rails and the bottom of the aluminum bed to prevent contact with dissimilar metals. Ladder on drivers side only to be straight and there will be area for an operator to stand in when the pump skid is mounted on the truck – Approx 32" from headache rack to front of compartment or maximum space available.



HIGH WATER RESCUE UPGRADE

The tank, pump, and motor skid will be mounted to a custom pallet and have quick disconnect outlets for water, power, and fuel. The skid is bolted to the bed with four (4) main bolts which can be unscrewed and will allow rapid removal of the entire skid with a forklift. Fold down seating with individual seat belts will be recessed into the back of the bed compartments and front headache rack. Seating will be provided for up to 8 adults.

There will be a cargo net that stretches across the rear opening of the apparatus for equipment protection as well as securing occupants when using as a high-water rescue.



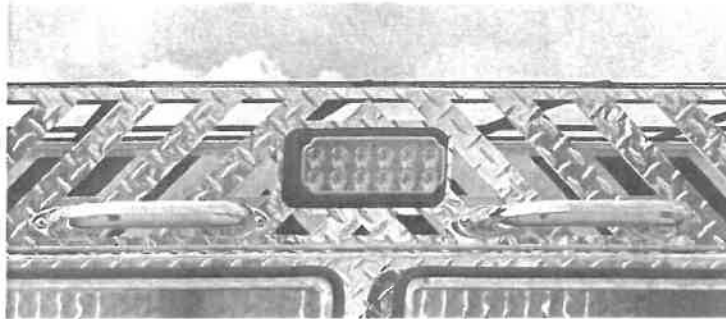
BLACK OUT PACKAGE

Raptor coating will be applied to the following items

1. Top of entire bed
2. Headache rack – front/back
3. Main ladder
4. Exterior of compartments/tool trays
5. Buckstop running boards on diamond plate surface

SLIDE OUT/DROP DOWN ACCESS LADDER

There will be a slide out, drop down ladder on the passenger's side of bed. This will help in accessing to the top of the truck on passenger's side including tool tray. It will be **SAFETY YELLOW** color. There will be 2 grab handles mounted above the compartments in the bottom of the tool tray lip.



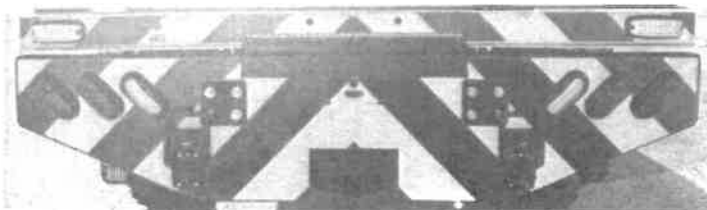
REAR MUD FLAPS

A pair of heavy-duty rubber mud flaps shall be installed at the rear of the apparatus. Each mud flap shall have mirrored stainless trim at the bottom with laser cut SFEV logo.



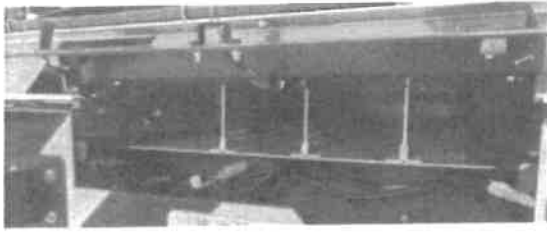
REAR BUMPER

A heavy-duty steel bumper shall be provided and installed on the rear of the apparatus. The bumper will be constructed from 3/16" steel and painted black.



REAR BUMPER STORAGE

There will be a rear bumper hard suction storage with a latched flip up door.



2.5" RECEIVER

A Curt Class V 2 ½" receiver hitch shall be provided at the rear of the apparatus. The receiver shall have a 10,000 lb. towing/1,000 lb. tongue weight capacity. A Hopkins 48470 (or equivalent) multi-Tow vehicle plug compatible with 7 blades as well as 4 & 5 flat sockets shall be provided near the receiver.

REAR LICENSE PLATE BRACKET

A license plate bracket with LED light shall be installed on the rear bumper.

REAR DOT LIGHTING

A tri-cluster red LED DOT assembly shall be installed at the rear of the apparatus.

REAR WINCH POWER PORT

A winch power port shall be installed in or on the rear bumper for easy access.



FOLDING STEPS

Two (2) folding steps shall be installed on the rear bumper to access the bed.



REAR TOW EYES

Two (2) ¾" plate steel tow eyes shall be installed on the apparatus. The eyes shall be bolted directly to the frame and shall protrude through the rear face of the bumper.

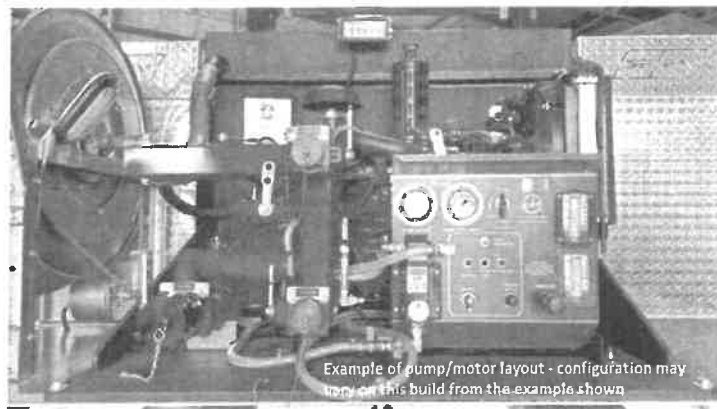
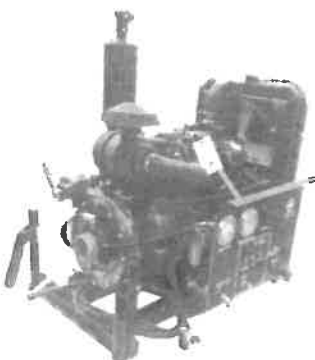
INSTALLATION OF CHASSIS PROVIDED REAR CAMERA

The Ford chassis provided camera shall be provided and recessed in the rear C channel centered. Backup display view will be integrated into the in-dash screen on XL trim pkg.

CET FIRE PUMP AND TANK SKID UNIT

A CET fire pump skid unit shall be provided and installed on the apparatus. The skid unit shall feature the following:

- CET PFP-25HP-DSL-MR fire pump (255 gpm @ 10 PSI, 245 gpm @ 50 PSI, 185 gpm @ 100 PSI, 135 gpm @ 150 PSI, 110 gpm @ 175 PSI)
- Kubota liquid cooled 3 cylinder, 4-stroke engine with electric start
- Alternator 12V – 40A
- Exhaust primer (SFEV to route through bed)
- 550 gallon water / 25 gallon foam
- Scotty Foam System
- 6" poly lip around top of tank for tool storage
- Stainless steel manifold
- 1" tank fill
- 1" outlet for booster reel
- 1" outlet for bumper sprayers
- **Two (2) 1.5" discharge outlet at rear of manifold – service lines**
- 2.5" tank to pump
- 2.5" suction inlet w/swivel
- Industrial style brass 1/4-turn valves
- Pump panel with master gauge and LED light
- FRC LED water level gauge
- FRC Foam Tank Gauge



10/13/2025

FUEL SYSTEM PLUMBING

The fire pump shall be plumbed into the main chassis fuel tank.

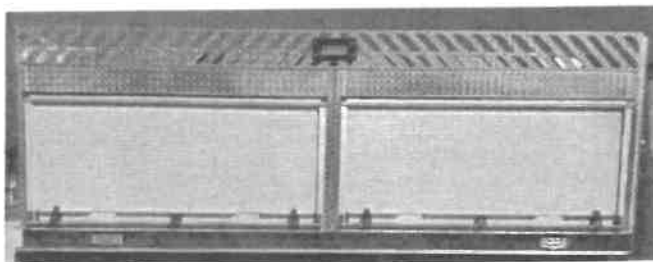
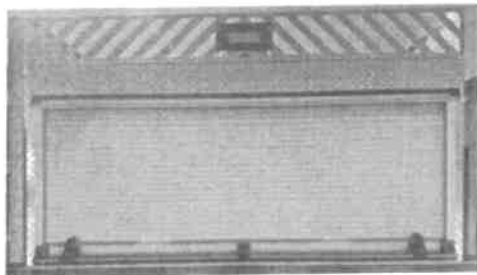
BOOSTER REEL

A Hannay ESF 20-30-21-10.5 RT electric rewind booster reel shall be installed on the driver's side rear corner of the body. The reel shall be furnished with 150' of 1" red rubber hose, a FH3 roller assembly, and an Akron 1702 pistol grip nozzle. The nozzle shall be secured in an aluminum cup with Velcro strap. The reel shall have a push-button rewind switch in the body C-channel just below the reel.



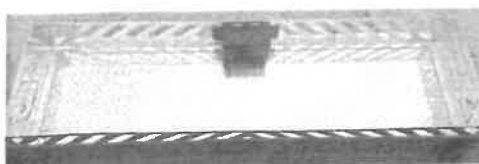
BODY COMPARTMENTS

There shall be Three (3) compartments provided, 1 ea on the driver's side measuring approximately 72" L x 22" D x 30" H and 2 ea on the passenger's side each measuring approximately 65" L x 22" D x 30" H. They will be constructed of 1/8" aluminum treadplate. A total of three (3) AMDOR roll up doors will be installed - One (1) AMDOR roll up door for each compartment.



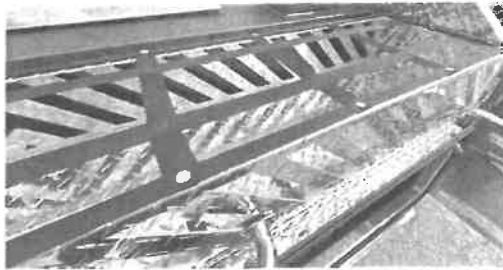
TOOL TRAYS

An 8" high aluminum tool tray shall be provided on the top of each compartment.



COMPARTMENT TOOL TRAY CARGO NETTING

There shall be cargo netting installed on top of the tool trays for both the driver's side and passenger's side compartments



COMPARTMENT LIGHTS

LED strip lighting shall be provided in each compartment which will activate once door is opened.

COMPARTMENT MATTING

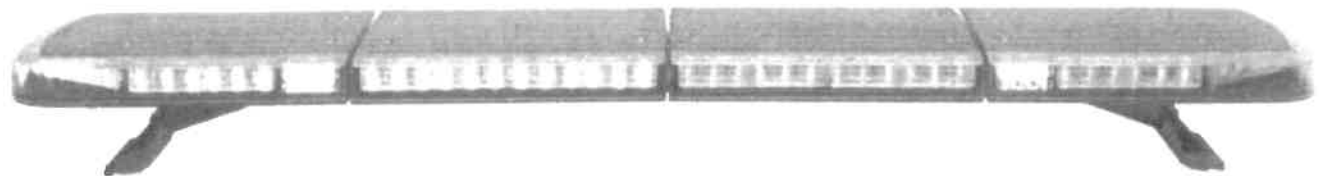
Turtle Tile compartment matting shall be installed on the floors and shelves of each body compartment.

WARNING LIGHTS

The following warning lights shall be provided and installed on the apparatus.

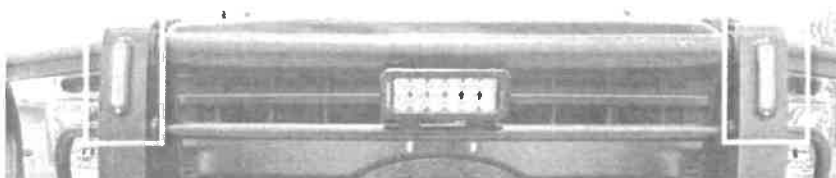
LIGHT BAR

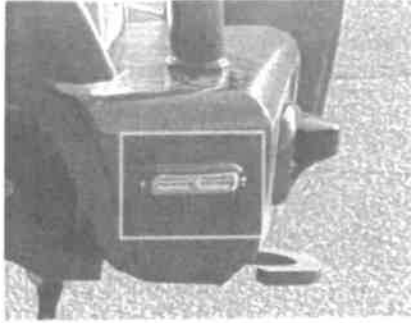
A Whelen EDGE 9x 59" LED light bar shall be installed on the cab roof.



FRONT WARNING LIGHTS

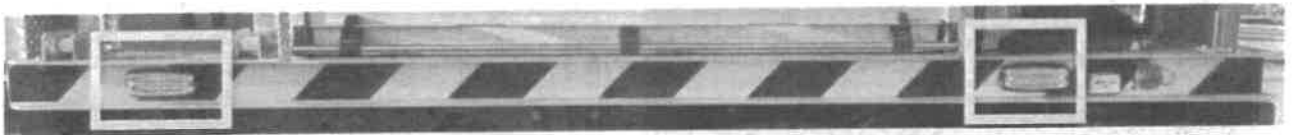
Four (4) Whelen ION-T LED Red warning lights with clear lenses/black bezels shall be installed two (2) on the front of the brush guard and two (2) on the front corners of the bumper (L&R side). Two (2) Whelen M6 lights on the front lower portion of the bumper (One (1) on each side L&R)





SIDE/REAR WARNING LIGHTS

Six (6) Whelen M7 LED warning lights shall be installed on the apparatus. They shall be located two (2) each side of the body in the C-channel, and two (2) at the rear in the body C-channel. The lights shall have red LEDs with clear lenses and black flanges.



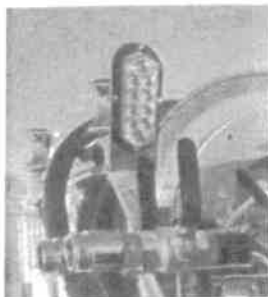
GROUND LIGHTING

There will be a total of 4 Whelen 5G LED White lights mounted underneath the bed (2 left side, 2 right side)



LED LIGHTING IN PUMP AREA

An LED light shall be installed on the side of the booster reel bracket to light up the pump and plumbing areas. The light shall be tied to the ignition switch for the fire pump.



ELECTRONIC SIREN

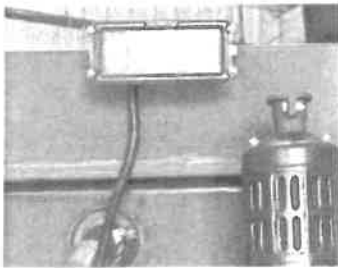
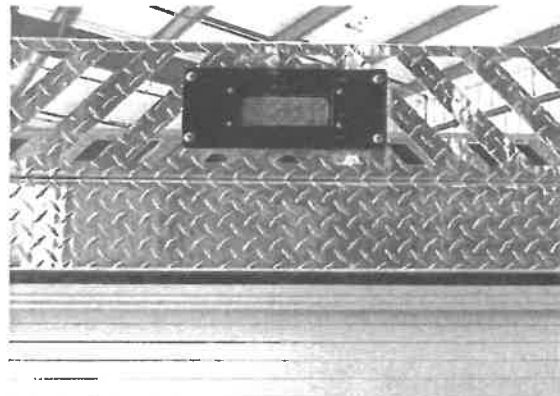
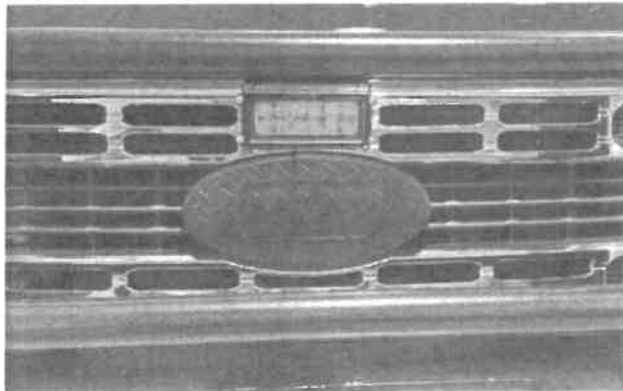
A Whelen Cencom Core siren shall be provided and installed in the center console.

SIREN SPEAKER

A Whelen SA315 siren speaker shall be provided and installed on the driver's side of the front bumper.

SCENE LIGHTS

Four (4) Whelen PSL1BB Pioneer Slimline LED light bars shall be provided and installed on the apparatus. One (1) shall be installed under the top bar of the front bumper brush guard, one (1) on each side of the body compartments recessed in the upper tool trays, and one (1) at the rear of the apparatus at the top of the tank. The lights shall be controlled through the Whelen CORE system.



LETTERING

The following lettering requirement shall be provided and installed on the apparatus as follows:

- 4" black Scotchlite stripe on the sides of the cab
- Red/fluorescent yellow Chevron striping on the rear bumper
- Red/fluorescent yellow Chevron striping on the front bumper
- Red/fluorescent yellow Chevron stripes provided in the C-channel of the bed (sides and rear)
- Two (2) Fire Department logos on cab doors
- BRUSH # unit designators front quarter panels on each side

INSTALLATION OF RADIO

Labor shall be included in the price to install a customer-provided mobile radio head in the center console and antenna on the cab roof routed to radio.

INSTALLATION OF OPTICOM TRAFFIC MANAGEMENT SYSTEM

Labor shall be included in the price to install a customer supplied Opticom 2100 (or similar model) GPS/Infrared traffic management system.

DELIVERY

The completed unit shall be delivered to the customer's Fire Station or Fleet facility.

CNGP530

VEHICLE ORDER CONFIRMATION

10/22/24 16:54:16

==>

Dealer: F53116

2025 F-SERIES SD

Page: 1 of 2

Order No: S222 Priority: C2 Ord FIN: KZ804 Order Type: 5B Price Level: 515

Ord PEP: 680A Cust/Flt Name: SFEV

PO Number: W664

RETAIL

RETAIL

F6L F600 4X4 CHAS/C \$61085
169" WHEELBASE
PQ RACE RED
A VNYL 40/20/40
S MED DARK SLATE
680A PREF EQUIP PKG
.XL TRIM
572 .AIR CONDITIONER NC
.AMFM/MP3/CLK
99T 6.7L V8 DIESEL 10495
44G 10-SPD AUTOMATC NC
TD5 245 BSW AP 19.5
X4L 4.30 LTD SLIP NC
FLEET SPCL ADJ NC
22000# GVWR PKG

41P SKID PLATES \$100
425 50 STATE EMISS NC
47J FIRE/RES EMISS 1205
67B .410 AMP ALTRNTR
59H HI MNT STOP LMP NC
65Z AFT AXLE TANK NC
76C EX BACKUP ALARM 220
86M DUAL BATTERY NC

TOTAL BASE AND OPTIONS 75850

TOTAL 75850

THIS IS NOT AN INVOICE

* MORE ORDER INFO NEXT PAGE *

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QF052381

CNGP530

VEHICLE ORDER CONFIRMATION

10/22/24 16:54:27

==>

Dealer: F53116

2025 F-SERIES SD

Page: 2 of 2

Order No: S222 Priority: C2 Ord FIN: KZ804 Order Type: 5B Price Level: 515

Ord PEP: 680A Cust/Flt Name: SFEV

PO Number: W664

RETAIL

RETAIL

86S LOW DEFLEC SPCR \$110

Sam Galloway Ford, Inc.

872 RR CAM & PREP K 415

Fort Myers, FL

96V XL CHROME PKG 225

.FOG LAMPS

.REMOTE START

SP DLR ACCT ADJ

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1995

TOTAL BASE AND OPTIONS 75850

TOTAL 75850

THIS IS NOT AN INVOICE

SHIP-TO: 24B480

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QF052381

PFP-25HP-DSL-MR

DIESEL POWERED PUMP

The MR version gives you more pressure to meet the requirements of an initial attack.

Also available in skid version



ENGINE SPECIFICATIONS

- D902 Kubota liquid cooled engine
- 3-cylinder, 4-stroke diesel engine
- Electric start
- 6 gallon (22 l) detachable fuel tank
- Alternator 12V - 40A

PUMP UNIT SPECIFICATIONS

- C.E.T. single stage centrifugal pump
- Pump body made from high resistance aluminum alloy
- Bronze impeller
- Mechanical shaft seal
- Stainless steel pump shaft
- Electric priming system, guaranteed up to 20' (6 meter) lift
- One 1 1/2" (38mm) delivery outlet with Fire Type swing-out valve
- One 2 1/2" (65mm) suction inlet
- Dimensions: Length: 31-3/16" (792 mm); Width: 26-1/16" (662 mm); Height: 33-5/8" (864 mm).
- Wet weight: 360 lbs (163 kg)

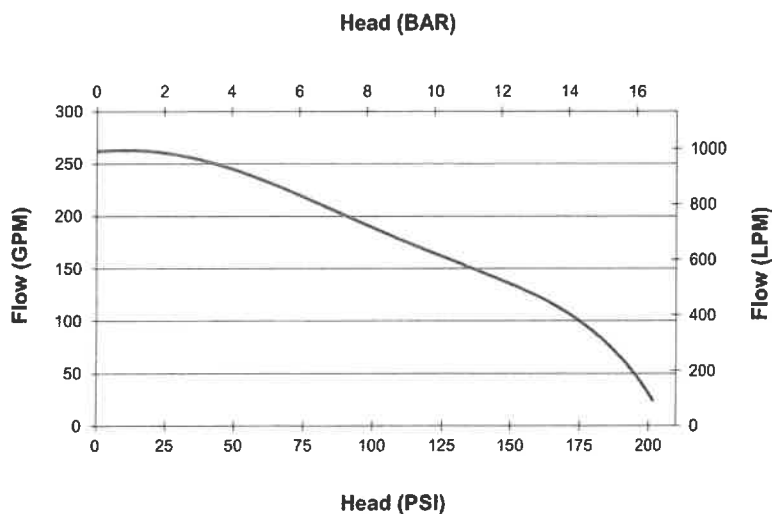
CONTROL PANEL

- Engine start/stop switch
- Pilot lights
- Throttle control lever
- Pressure gauge
- Operating panel light
- Vacuum pressure gauge

PERFORMANCE

255 gpm @ 10 psi
245 gpm @ 50 psi
185 gpm @ 100 psi

135 gpm @ 150 psi
110 gpm @ 175 psi



LIMITED WARRANTY

- 3 YEARS



A CENTURY
OF ENGINEERING
FOR THE BRAVEST

75 Hector St., P.O. Box 90,
Pierreville (Québec)
Canada J0G 1J0
Phone : 1-800-567-2719
Fax : 1-800-434-2613
www.fire-pumps.com

ITEM 7.N

Authorization to Negotiate Construction Engineering Inspection Services

Request

Approval to begin contract negotiations with Hill International for Construction Engineering Inspection (CEI) Services, following completion of the Request for Qualifications (RFQ) selection process RFQ2025-007.

Explanation

In accordance with the City's qualifications-based selection procedures and the Consultant's Competitive Negotiation Act (CCNA), Procurement issued RFQ2025-007 seeking qualified firms to provide professional CEI services for the upcoming Woodside Drainage & Utility Infrastructure Improvements, Phase 2 project. After evaluation of submitted qualifications and completion of selection committee interviews, Hill International was ranked as the most qualified firm to perform these services.

The next step in the procurement process, as required by City purchasing policy, is to enter negotiations with the top-ranked firm to establish a detailed scope of services, fee schedule, and contract terms. Upon successful negotiation, staff will return to the City Commission for approval of the final contract.

The CEI services contract will provide professional oversight and inspection for Woodside Drainage & Utility Infrastructure Improvements, Phase 2 project, ensuring compliance with plans, specifications, schedules, and quality standards.

Recommendation

Approval to begin contract negotiations with Hill International for CEI Services.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. Authorization to Place Bid on Agenda
2. RFQ2025-007 CEI Post Presentation Score Sheets
3. Notice of Intent to Award

AUTHORIZATION TO PLACE BID ON AGENDA

NOTE:

THESE ITEMS WILL NOT BE PLACED ON THE AGENDA UNTIL AUTHORIZED SIGNATURES ARE OBTAINED AND RETURNED TO THE PURCHASING OFFICE. IF FUNDS ASSOCIATED WITH THE BUDGET PROJECT OR EXPENSE ACCOUNT CHARGEABLE FOR THIS EXPENDITURE ARE NOT ADEQUATE TO COVER THE COST, REQUESTING DEPT. WILL NOT AGENDA THIS ITEM UNTIL A COPY OF THE FUND TRANSFER APPROVED BY THE CITY MANAGER IS RECEIVED. BOTH PAGES OF THIS AUTHORIZATION FORM ARE TO BE COMPLETED RETURNED TO PURCHASING.

BID NUMBER: RFQ2025-007
DATE: November 7, 2025
TO: Yurley Torres, Engineering Project Manager II
FROM: Debbie Luke, Purchasing Coordinator
SUBJECT: CEI Services Woodside Drainage Improvements

COMMENTS:

Subject bid was opened on September 29, 2025. Procurement advertised this August 31, 2025, with the Orlando Sentinel, Demand Star and Vendor Link. Demand Star notified 1314 vendors, and 24 vendors downloaded the bid package, Vendor Link had 61 vendors download the package after 2752 vendors notified. After the assigned selection committee produced a shortlist then presentations of the top 3 firms were completed, the top ranked firm was Hill International. Engineering will now seek award from commission when completed, procurement will post results on Demand Star and Vendor Link.

DEPARTMENT RECOMMENDATIONS:

☐ Purchase from low bidder.
☒ Other - Explain (attach additional sheets if necessary).

REVIEWED BY: Yurley Torres *Yurley Torres* **DATE:** 11/17/2025
APPROVED BY: David Gomez **DATE:** 11/17/2025
DATE RETURNED TO PURCHASING: _____

This item is: New X Replacement

Approval to begin contract negotiations with Hill International for Construction Engineering Inspection (CEI) Services, following completion of the Request for Qualifications (RFQ) selection process RFQ2025-007

Account Number	Project Number	Amount

Intended use for any funds remaining:_____

Ranking Spreadsheet: RFQ2025-007 Woodside Drainage Improvements - Professional Services for Construction Engineering & Inspection (CEI)

Name: All

Date: 11/6/2025

	WEIGHT	1	2	3
Work Task Qualification and Project Understanding/Approach	45	37.3	41.3	39.5
Experience and Financial Capability	35	33.0	31.5	32.3
Personnel Background Information	20	18.8	18.3	18.0
TOTAL	100	89.00	91.00	89.75

N = non responsive

1	Colliers Engineering	89.00
2	Hill Internationals	91.00
3	GAI Consultants	89.75

RANKING

1	Hill Internationals	91.00
2	GAI Consultants	89.75
3	Colliers Engineering	89.00

Ranking Spreadsheet: RFQ2025-007 Woodside Drainage Improvements - Professional Services for Construction Engineering & Inspection (CEI)

Name: *Shawn*

Date:

	WEIGHT	1	2	3
Work Task Qualification and Project Understanding/Approach	45	<i>35</i>	<i>43</i>	<i>42</i>
Experience and Financial Capability	35	<i>32</i>	<i>34</i>	<i>32</i>
Personnel Background Information	20	<i>18</i>	<i>19</i>	<i>19</i>
TOTAL	100	<i>85</i>	<i>96</i>	<i>93</i>
		-	-	-

N = non responsive

1	Colliers Engineering	<i>85</i> -
2	Hill Internationals	<i>96</i> -
3	GAI Consultants	<i>93</i> -

RANKING

- 1 *Hill*
- 2 *GAI*
- 3 *Colliers*

Ranking Spreadsheet: RFQ2025-007 Woodside Drainage Improvements - Professional Services for Construction Engineering & Inspection (CEI)

Name: *Lucy Phillips*
Date: *11/6/25*

	WEIGHT	1	2	3
Work Task Qualification and Project Understanding/Approach	45	<i>40</i>	<i>40</i>	<i>40</i>
Experience and Financial Capability	35	<i>35</i>	<i>25</i>	<i>30</i>
Personnel Background Information	20	<i>20</i>	<i>15</i>	<i>20</i>
TOTAL	100	-	-	-

N = non responsive

1	Colliers Engineering	<i>89 -</i>
2	Hill Internationals	<i>91 -</i>
3	GAI Consultants	<i>89.75</i>

RANKING

- 1
- 2
- 3

Ranking Spreadsheet: RFQ2025-007 Woodside Drainage Improvements - Professional Services for Construction Engineering & Inspection (CEI)

Name: *Yurley*
Date: *11/6/2025*

	WEIGHT	1	2	3
Work Task Qualification and Project Understanding/Approach	45	<i>39</i>	<i>40</i>	<i>42</i>
Experience and Financial Capability	35	<i>34</i>	<i>34</i>	<i>34</i>
Personnel Background Information	20	<i>20</i>	<i>20</i>	<i>20</i>
		<i>93</i>	<i>94</i>	<i>96</i>
TOTAL	100	-	-	-

N = non responsive

1	Colliers Engineering	-
2	Hill Internationals	-
3	GAI Consultants	-

RANKING

- 1 *GAI*
- 2 *Hill*
- 3 *Collier*

Ranking Spreadsheet: RFQ2025-007 Woodside Drainage Improvements - Professional Services for Construction Engineering & Inspection (CEI)

Name: *David Gomez*
Date: *11/6/2025*

	WEIGHT	1	2	3
Work Task Qualification and Project Understanding/Approach	45	<i>35</i>	<i>42</i>	<i>34</i>
Experience and Financial Capability	35	<i>31</i>	<i>33</i>	<i>33</i>
Personnel Background Information	20	<i>17</i>	<i>19</i>	<i>13</i>
TOTAL	100	<i>83 -</i>	<i>94 -</i>	<i>82 -</i>

N = non responsive

1	Colliers Engineering	<i>83 -</i>
2	Hill Internationals	<i>94 -</i>
3	GAI Consultants	<i>82 -</i>

RANKING

- 1 *Hill*
- 2 *Colliers*
- 3 *GAI*



PURCHASING OFFICE
101 CHURCH STREET KISSIMMEE,
FL 34741

NOTICE OF INTENT TO AWARD

Date: November 6, 2025
To: All Submitters on Record
Issued By: Debbie Luke, Purchasing Coordinator
Subject: RFQ2025-007 CEI Services Woodside Improvements

The Evaluation Committee has completed their review and evaluation after the presentations for the above-mentioned solicitation. The Purchasing Division hereby provides notice that the Evaluation Committee's recommendation is to award this solicitation to **Hill International**. This shall now be submitted to the Commission to seek award.

We appreciate your hard work on this project and will be pleased to see your interest in other projects that come up for the City of Kissimmee.

Respectfully,

Purchasing

ITEM 7.O

Ratification of changes to the Collective Bargaining Agreements with the Florida State Lodge Fraternal Order of Police Inc. (FOP)

Request

Approval of changes to the Collective Bargaining Agreements for Sergeants (contract #20240001) and Police Officers, Corporals, and Detectives (contract #2024002) with the Florida State Lodge Fraternal Order of Police Inc. (FOP) representing the Police Officers, Corporals, and Detectives Unit (Cert. #1937), and the Sergeants Unit (Cert. #2011)

Explanation

The current Collective Bargaining Agreements (CBAs) with the City and FOP are effective from October 1, 2024, through September 24, 2027. However, pursuant to Article 37 of the CBA, in the second and third years of the Agreement, the parties may reopen Article 28, Pay Plan, and up to two additional articles per party. The parties successfully negotiated changes to the CBAs for both bargaining units.

FOP members of both bargaining units voted affirmatively to ratify the amendments to the CBA, which are now presented to the Commission for ratification.

The changes applicable to both of the CBAs are as follows:

Article 25: Pay for Working Higher Position. The new language reduces the timeframe for when a person can be placed in a vacant supervisory position from fifteen (15) calendar days to fourteen (14). Unit members who are members of the Drone and Marine Units shall receive a \$20.00 bi-weekly stipend, as do members of SWAT, ERT, and CNT units.

The changes to the Police Officers, Corporals, and Detectives CBA are as follows:

Article 28: Pay Plan - A 4% pay increase with a 3% increase in starting grades. Additionally, employees hired before October 1, 2025, will receive a tiered one-time payment of \$1,000, \$1,250, \$1,500, or \$2,000, as identified in the contract. All Corporals will receive a one-time payment of \$2,000.00.

Officers' starting pay will be \$61,979.63 annually (\$29.80 an hour).

Corporals' starting pay will be \$90,508.29 annually (\$47.95 an hour).

The changes to the Sergeant's CBA are as follows:

Article 28: Pay Plan A 4% pay increase with a 3% increase in starting grades.

Sergeant's starting pay will be \$99,476.78 annually (\$47.96 an hour).

All Sergeants will receive a one-time lump sum payment in the amount of \$2,000.00

The longevity bonus, paid in December of each year, was increased by \$150 for all members as follows:

10-14 years \$450

15-19 years \$550

20-24 years \$650

Recommendation

Approval of changes to the Collective Bargaining Agreements with the FOP

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. ARTICLE 25 - Pay for Working Higher Position. Final TA'd
2. ARTICLE 28 - Wages - Sergeants Final
3. ARTICLE 28 - Wages - Rank and File Final

ARTICLE 25
PAY FOR WORKING HIGHER POSITION

25.1 In the absence or vacancy of a supervisory position for an extended period of time exceeding ~~fourteen fifteen~~(154) calendar days, the Chief of Police or City Manager may authorize the placement of another employee into the position in an acting role.

25.2 Employees authorized to temporarily fill a supervisory position for more than ~~fourteen fifteen~~ (154) calendar days, as authorized by section 25.1, shall be paid a premium of five percent (5%) of his regular pay, or the minimum rate of pay for the higher ranking position (whichever is higher) for all the time worked in the supervisory position.

25.3 Unit members who are members of SWAT, ERT, ~~and CNT~~, or Dron and Marine Units shall receive a \$20.00 bi-weekly stipend.

ARTICLE 28 PAY PLAN

28.1 Compensation

(a) Unit members who remain employed as of the date of ratification of this agreement shall receive a ~~seven-four (7%-4%)~~ percent increase to their base pay effective October 1, ~~2024~~ 2025. In the event that any increase provided for this subsection would have the effect of increasing an employee's salary above the maximum pay for the range, the employee's base salary will be raised to the extent permitted without exceeding the maximum of the range. Any additional amount needed to total the applicable percentage increase indicated above will be paid to the employee as a one-time bonus that does not become a part of ~~his-their~~ regular salary.

(b) The new pay ranges, effective October 1, ~~2024~~ 2025 shall be:

Rank	Minimum	Maximum
Sergeants	\$95,929.60 (\$46.12/Hr.)	\$118,601.60 (\$57.02/Hr.)
	<u>\$99,766.78 (47.96/Hr.)</u>	<u>\$123,345.66 (\$59.30/Hr.)</u>

(c) Sergeants

An sergeant who is promoted to corporal will start at five percent (5%) above his/her current base pay, or ~~\$95,929.60 (\$46.12/Hr.)~~ ~~\$99,766.78 (\$47.96/Hr.)~~ whichever is higher, plus \$1.00 above the base pay of any potential subordinate.

(d) One Time Lump Sum

All Sergeants will receive a one time lump sum in the amount of \$2,000.00

28.2 Longevity Pay

Bargaining unit employees who have been employed for ten (10) years or longer as of December 1 and remain employed as of the date of ratification of this amended Agreement are eligible for a longevity bonus, paid in December of each year, according to the following schedule:

10-14 years	\$300 <u>\$450</u>
15-19 years	\$400 <u>\$550</u>
20-24 years	\$500 <u>\$650</u>

25 + years ~~\$600~~\$750

28.1 Stand-By Pay

Employees who are required by the Employer to be on standby will receive stand-by pay at the rate of \$30.00 per day.

28.4 Shift Differential Pay

Unit members who start their workday at 1600 hours or later will be paid a shift differential of \$1.50 per hour. Unit members assigned to the Patrol Mid-Shift will be paid a shift differential of \$.75.

28.5 Evaluation

All employees are charged with continually working together towards the mission, goals, and objectives of their division, department, and the City. Immediate supervisors shall frequently meet with employees to formally communicate the employee's ability to meet their position's various duties and expectations.

Performance discussions shall involve two-way conversations and include documenting necessary areas of development or improvement while highlighting the employee's strengths and impactful contributions to the City.

The performance management system shall be made up of the following types of feedback tools:

- a. Probationary Period Evaluations
- b. Recognition of Conduct and Performance (RECAP)
- c. Performance Improvement Plans (PIP)

All performance management system feedback tools shall only be produced and completed inside of the Performance Management Module of Munis, which is accessible in the employee self-service. The employer may modify the forms used from time to time, and will provide a copy of the currently used form to the union.

Evaluations may be appealed through the chain of command, starting with the officer or corporal's rater and proceeding through to the Police Chief, whose decision shall be final.

28.6 Recruitment Incentive

Bargaining unit members who successfully recruit officers will be given a \$500 incentive. The incentive will be paid \$250 at the time the applicant is employed by the

Kissimmee Police Department, and \$250 when the applicant successfully completes the FTO program.

28.7 FTO Compensation

Unit members who are designated as Field Training Officers and who are actively training another unit member, shall receive \$40.00 per day as compensation for each day in which they perform FTO duties up to two recruit officers. Three or more recruit officers would be \$50.00 per day as compensation for each day in which they perform FTO duties.

ARTICLE 28 PAY PLAN

28.1 Compensation

(a) Any new officer hired between October 01, ~~2024-2025~~ and September 30, ~~2025-2026~~, shall receive a starting pay of ~~\$60,174.40~~ \$61,979.63. All current Unit Members shall receive a ~~seven-four~~ percent ~~(7%)(4%)~~ -increase in their base pay. In the event that any increase provided for this subsection would have the effect of increasing an employee's salary above the maximum pay for the range, the employee's base salary will be raised to the extent permitted without exceeding the maximum of the range. Any additional amount needed to total the applicable percentage increase indicated above will be paid to the employee as a one-time bonus that does not become a part of his regular salary

(b) The new pay ranges, effective October 1, ~~2024~~ 2025 shall be:

Rank	Minimum	Maximum
Officers	60,174.40 (\$28.93/Hr)	\$87,006.40 (\$41.83/Hr)
	<u>\$61,979.63 (\$29.80/Hr)</u>	<u>\$90,486.66 (\$43.50/Hr)</u>
Corporals	\$87,027.20 (\$41.84/Hr)	\$95,908.80 (\$46.11/Hr)
	<u>\$90,508.29 (\$43.51/Hr)</u>	<u>\$99,745.15 (\$47.95/Hr)</u>

(c) Corporals

An officer who is promoted to corporal will start at five percent (5%) above his/her current base pay, or ~~\$87,027.20 (\$41.84/Hr)~~ \$90,508.29 (\$43.51/Hr), whichever is higher, plus \$1.00 above the base pay of any potential subordinate.

(d) One-Time Lump Sum

Provide a tiered one-time payment ranging from \$1000, \$1,250, \$1,500 to \$2,000 to bargaining members who were hired before October 1, 2025, as identified in the attached document. Those employees that were hired before October 1, 2025, and not listed shall be entitled to a lump sum in the amount of \$1,000.00. All corporals will receive a one-time lump sum in the amount of \$2,000.00

28.2 Longevity Pay

Bargaining unit employees who have been employed for ten (10) years or longer as of December 1 and remain employed as of the date of ratification of this amended Agreement are eligible for a longevity bonus, paid in December of each year, according to the following schedule:

10-14 years	\$300 <u>\$450</u>
15-19 years	\$400 <u>\$550</u>
20-24 years	\$500 <u>\$650</u>
25 + years	\$600 <u>\$750</u>

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All performance management system feedback tools shall only be produced and completed inside of the Performance Management Module of Munis, which is accessible in the employee self-service. The employer may modify the forms used from time to time, and will provide a copy of the currently used form to the union.

Evaluations may be appealed through the chain of command, starting with the officer or corporal's rater and proceeding through to the Police Chief, whose decision shall be final.

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28.7 FTO Compensation

Unit members who are designated as Field Training Officers and who are actively training another unit member, shall receive \$40.00 per day as compensation for each day in which they perform FTO duties up to two recruit officers. Three or more recruit officers would be \$50.00 per day as compensation for each day in which they perform FTO duties.

28.8 Career Advancement Program

The parties have agreed that the Career Advancement Program (CAP), previously General Order 113, will be replaced with General Order 113, Career Advance Program (CAP), as revised August 1, 2016, with the following change to section 113.04.

Program Benefits: Bonuses are awarded at each level of the Career Advancement Program. The annual bonuses will be as follows:

- a. Police Officer First Class:
 - For the period October 1, ~~2024~~ 2025 through September 30, ~~2025-2026~~ an \$800 bonus will be paid for successful completion of the program requirements for this level. This bonus will be paid out each year the officer attains the requirements for this level.
- b. Senior Police Officer:
 - For the period October 1, ~~2024~~ 2025 through September 30, ~~2025-2026~~, a bonus of \$1,600 will be paid for successful completion of the program requirements for this level. This bonus will be paid out each year the officer attains the requirements of this level.
- c. Master Police Officer

-For the period October 1, ~~2024~~ 2025 through September 30, ~~2025-2026~~, a \$3,200 bonus will be paid for successful completion of the program requirements for this level. This bonus will be paid out each year the officer attains the requirements of this level.